

QC 483-07 Terzi Properties
Site Plan MSP#05-07-08-0004-C
Eastern Shore, LLC

51829-6732



Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

January 15, 2010

Ms. Sandra N. Carter
Queen Anne's County
Department of Land Use, Growth Management
and Environment
160 Coursevall Drive
Centreville, Maryland 21617

**RE: 05-07-08-0004-C; 313 Saddler Road
Terzi Properties Eastern Shore, LLC**

Dear Ms. Carter:

Thank you for providing information on the above referenced project. The applicant proposes to redevelop a portion of the site with a new commercial building. There is existing development on the site which will remain. The property is located within the Intensely Development Area (IDA) of the Chesapeake Bay Critical Area and is 1.26 acres in size.

Based on the information provided, we have the following comments:

1. The applicant proposes 15 understory trees to assist in meeting Buffer mitigation requirements for this project. However, it appears that only 14 understory trees are shown on the landscape plan. Please ensure that the applicant provides all 15 understory trees on the plan.
2. We recommend that the trees proposed to meet the 10% phosphorus reduction requirements be a minimum 2-inch caliper in size and 8 feet high.

Thank you again for the opportunity to provide comments on this proposal. If you have any questions, please contact me at 410-260-3483.

Sincerely,

A handwritten signature in cursive script that reads "Nick Kelly".

Nick Kelly
Natural Resources Planner

cc: QC 483-07
Frank Hall, Queen Anne's County

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

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August 28, 2009

Martha Herman
Queen Anne's County
Department of Land Use, Growth Management
and Environment
160 Coursevall Drive
Centreville, Maryland 21617

**RE: 05-07-08-0004-C; 313 Saddler Road
Terzi Properties Eastern Shore, LLC**

Dear Ms. Herman:

Thank you for providing information on the above referenced project. The applicant proposes to redevelop a portion of the site with a new commercial building. There is existing development on the site which will remain. The property is located within the Intensely Development Area (IDA) of the Chesapeake Bay Critical Area and is 1.26 acres in size.

Based on the information provided, we have the following comments.

1. While our September 16, 2008 letter stated that 1:1 mitigation was required for the disturbance associated with the outfall in the 100-foot Buffer, we note that, since an outfall is a water dependant facility, mitigation at a 2:1 ratio is required for the disturbance area. We apologize for this error. Based on the new mitigation calculations, 0.104 acres (4,530 square feet) of mitigation is required. We recommend that this mitigation be accomplished using the following planting standards:

Vegetation Type	Minimum Size	Credit (square feet)	Maximum percent of credit
Canopy tree	2 inch caliper and 8 feet high	200	Not applicable
Canopy tree	1 inch caliper and 6 feet high	100	Not applicable
Understory tree	1 inch caliper and 6 feet high	75	Not applicable
Large shrub	1 gallon and 4 feet high	50	30
Small shrub	1 gallon and 18 inches high	25	20

2. The applicant is proposing three additional parking spaces within the 100-foot Critical Area Buffer. In 2008, the State legislature clarified that lot coverage in the Buffer is only permitted for water-dependent facilities, and even then, may not exceed the minimum necessary, regardless of the Critical Area classification (Natural Resources Article §8-1808.3). Additionally, Queen Anne's County Code §14:1-22 states that, for grandfathered lots, any lawful use may continue, "but may not be intensified or expanded unless such intensification or expansion shall bring structures and uses into conformity with the provisions of Chapter 14 or unless a variance is obtained..."

In this case the applicant is redeveloping the entire property to create a building for the manufacturing and processing of marble and granite, increasing lot coverage on the site, and increasing the intensity of use within the Buffer. Further, the new use in the Buffer for parking increases the nonconformity of the lot coverage that is located within the Buffer. In order to find this site plan consistent with the County's Critical Area program, parking should be prohibited from the Buffer and lot coverage should be eliminated within this area, or the applicant must apply for a variance, which this office would not support. The County must clarify this issue.

3. In reviewing the 10% phosphorus reduction calculations for the site, we have the following comments:
 - a. Please provide a detailed list of the existing and proposed impervious surfaces on the site. Based on the plan provided, it would appear that impervious surface is greater than 64%.
 - b. Please provide this office with a copy of the drainage area maps for this project, including an outline of what areas of the site will drain into the proposed best management practices.
 - c. On Step 5 of the worksheet, the applicant proposes the use of multiple bioretention areas. Please provide clarification on the site plan as to how the first bioretention area will drain into the second bioretention area.
 - d. On Step 5 of the worksheet, the applicant is crediting the second of the multiple bioretention areas a removal efficiency of 32.5%. This efficiency rate should be one-half of a bioretention area's normal efficiency rating, or 25%.
 - e. On Step 5 of the worksheet, the efficiency ratio for the bioswale should be 50%, not 65%.
 - f. Based on comments c. and d., the total load removed for the site is 0.322 pounds per year, which is 0.075 pounds per year less than what is necessary to meet the removal requirement for the site. The applicant must provide additional best management practices on site to meet the removal requirement, or plant approximately 15 trees (with a minimum 2-inch caliper and 10-foot center) on the site.

Letter to Mr. Hall
8/28/2009
Page 3

Please have the applicant revise the site plan and the stormwater management plan as based on these comments.

Thank you again for the opportunity to provide comments on this proposal. If you have any additional questions please contact me at 410-260-3483.

Sincerely,



Nick Kelly
Natural Resources Planner

cc: QC 483-07
Frank Hall, Queen Anne's County

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
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1804 West Street, Suite 100, Annapolis, Maryland 21401
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September 16, 2008

Frank Hall
Queen Anne's County
Department of Land Use, Growth Management
and Environment
160 Coursevall Drive
Centreville, Maryland 21617

**RE: 05-07-08-0004-C; 313 Saddler Road
Terzi Properties Eastern Shore, LLC**

Dear Mr. Hall:

Thank you for providing information on the above referenced proposal. The site is located within the Intensely Development Area (IDA) of the Chesapeake Bay Critical Area. There is existing development on the site which will remain. The applicant proposes to redevelop a portion of the site with a new commercial building. This office has the following comments.

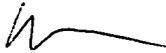
1. Any work for the outfall in the Critical Area Buffer must be shown as the limit of disturbance proposed in the Buffer. Since an outfall is a water dependant facility, no variance would be required, however, mitigation at a 1:1 ratio is required for the disturbance area. Please show the disturbance proposed, and the mitigation within the Buffer on site.
2. Please note that disturbance to the Buffer for grading for the sand filter is prohibited. See COMAR 27.01.09.01 and the Queen Anne's County Code §14:1-51.
3. The applicant is proposing handicapped plus two additional parking spaces within the 100-foot Critical Area Buffer, which would require a variance. County Code §14:1-51 (Buffer standards and requirements) states that new development activities, including erection of structures, parking areas or other impervious

surfaces are not permitted in the Buffer. Therefore, a variance would be required which this office would oppose.

4. The stormwater management plan states that the 10% reduction requirement is not met by the sand filter. Existing impervious gravel must be removed from the Buffer of this site to meet the 10% requirement before using the option of planting as an offset. Please have the applicant revise the plan and the stormwater management plan as such. (Critical Area 10% Rule Guidance Manual)

Thank you for the opportunity to provide comments on this proposal. If you have any additional questions please contact me at 410-260-3479.

Sincerely,



Marshall Johnson
Natural Resources Planner

cc: QC 483-07

Martin O'Malley
Governor



Margaret G. McHale
Chair

Anthony G. Brown
Lt. Governor

Ren Serey
Executive Director

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January 8, 2008

Cathy Maxwell
Queen Anne's County
Department of Land Use, Growth Management and Environment
160 Coursevall Drive
Centreville, Maryland 21617

**RE: CU-120006, 313 Saddler Road
Terzi Properties Eastern Shore, LLC**

Dear Ms. Maxwell:

Thank you for providing information on the variance request for the above referenced proposal. The site is a 1.26 acre parcel located within the Intensely Development Area (IDA) of the Chesapeake Bay Critical Area. There is existing development on the site which will remain. The applicant proposes to redevelop a portion of the site with a new commercial building. As described in the letter dated August 22, 2007 from this office, the proposed development plan does not meet additional requirements for development in the Critical Area of Queen Anne's County, including the 10% pollutant reduction requirement, IDA standards for vegetating non-impervious surfaces and stormwater discharge waiver requirements. In addition, the applicant does not meet the State or County variance standards. This letter specifically addresses the variance request for this project.

The applicant is requesting a variance to the 100-foot Buffer in order to construct a new building, stormwater swale, and fence. The property is currently developed with a commercial building, gravel yard or parking area used for storage of construction materials, and a fence. The applicant is proposing to construct a new 5,000 square foot commercial building and a stormwater swale, both partially within the Critical Area 100-foot Buffer. This office opposes the variance to build a new building and stormwater swale in the Buffer, because the applicant does not meet the State-mandated standards for a Critical Area variance. Moreover, the applicant can construct the proposed building and stormwater swale outside of the 100-foot Buffer. For the Board's information, we provide the following analysis of the requested variance in the context of Queen Anne's County's variance standards.

Disturbance to the 100-foot Buffer

In 2002 and 2004, the General Assembly strengthened the Critical Area Law, and reiterated its commitment to the Chesapeake Bay Critical Area's water quality and wildlife habitat values, especially emphasizing the importance of the 100-foot Critical Area Buffer. In particular, the General Assembly reaffirmed the stringent standards, which an applicant must meet in order for a local jurisdiction to grant a variance to the Critical Area law. The State law provides that variances to a local jurisdiction's Critical Area program may be granted **only** if a zoning board finds that an applicant has satisfied its burden to prove that the applicant meets each one of the county's variance standards. Furthermore, the State law establishes a presumption that a proposed activity for which a Critical Area variance is requested does not conform to the purpose and intent of the Critical Area law. The Board of Appeals must make an affirmative finding that the applicant has overcome this presumption, based on the evidence presented.

In this instance, the applicant's request for a variance to allow new construction of a building and stormwater swale with disturbance to the 100-foot Buffer on a large lot with adequate undeveloped area to place them outside of the Buffer, is in direct conflict with Queen Anne's County's Zoning Code provisions regarding new structures in the Buffer. County Code § 14:1-51 (Buffer standards and requirements) provides that only structures that are water dependent facilities may be located in the Buffer.

It is clear that, under the County Code, the applicant's proposed Buffer disturbance cannot be allowed because the building and stormwater swale are not water dependent facilities according to the definition in County Code § 14:1-11 (Definitions). They are not structures that enhance the Buffer or provide erosion control. Moreover, the proposed disturbance within the Buffer should not be permitted with a variance because it is in conflict with the County's Buffer management goals and will create unnecessary adverse impacts to water quality and habitat. Further, the applicant cannot meet each one of Queen Anne's County's variance standards as discussed below.

Relevant Variance Standards

§ 14:1-66.A - *A literal enforcement of this Chapter 14:1 would result in unnecessary hardship as the result of specified conditions, which hardship is not shared by owners of other property in the same development area*

Denial of this variance request would not create an unwarranted hardship since the applicant will not be denied reasonable use of the entire lot. A literal interpretation of Queen Anne's County's regulation of the Buffer will not deprive the applicant of a right commonly enjoyed by other properties in similar areas because this office does not support variances for development on lots where the proposed development can be constructed in conformance with the law. The applicant has not shown that construction of a building and stormwater swale on this site with Buffer disturbance is a right

commonly enjoyed by any property in the Critical Area, or a right enjoyed by other properties in similar areas within the Queen Anne's County Critical Area.

§ 14:1-66.B - *Those conditions are peculiar to the property involved*

There are no conditions that are peculiar to this property that would require the applicant to seek a Buffer variance since there is more than adequate area on this site to locate the proposed building and stormwater swale outside of the Buffer. The applicant suffers no hardship from not being able to locate a new building and stormwater swale in the Buffer because the applicant is not prevented from building the proposed building and stormwater swale outside of the Buffer. The applicant already enjoys reasonable use of the parcel for commercial purposes.

§ 14:1-66.C - *Those conditions are not the result of any action taken by the applicant*

The variance request is based upon the actions of the applicant. It appears that the applicant has voluntarily chosen to locate the proposed building and stormwater swale such that it will create disturbance to the Buffer, and consequently the applicant has created the need for the variance. The applicant has not shown any reason that the proposed building and stormwater swale could not be constructed outside of the Buffer, and without a variance.

§ 14:1-66.E - *The variance will not confer upon an applicant any special privilege denied to other owners of like property and/or structures within the critical area;*

If the variance is granted, it would confer upon the applicant a special privilege that would be denied to others in this area, as well as in similar situations in the County's Critical Area. This office would not support a similar variance request to disturb the Buffer. The applicant has the burden of proof and the burden of persuasion to overcome the presumption that the requested variance does not conform to the Critical Area Law. We do not believe the applicant has overcome this burden.

§ 14:1-66.G - *The variance is the minimum deviation from the provisions of this Chapter 14:1 that will make possible the reasonable use of land or structures; and*

No variance is required to afford relief from the regulations. The applicant has proposed to build a new building and stormwater swale on a lot where there is adequate room to build the same building and stormwater swale outside of the Buffer. If the applicant were to do so, no variance would be necessary. Therefore, the requested variance is not the minimum adjustment necessary to afford relief from the regulations because the regulations do not prevent the applicant from building the proposed building and stormwater swale in this case.

§ 14:1-66.D - *The variance will not be contrary to the public interest or the policies, goals and objectives of this Chapter 14:1 and the Queen Anne's County Critical Area Program;* § 14:1-66.F - *The variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitats within the critical area;* § 14:1-66.H - *The granting of the variance will be in harmony with the general purpose and intent of this Chapter 14:1 and the Queen Anne's County Critical Area Program and the variance shall not*

result in a use not permitted in the applicable development area or an increase in the applicable density limitations.

In contrast with the above standards, granting the requested variances is not in harmony with the general spirit and intent of the Critical Area law and regulations. The proposed building and stormwater swale footprint within the Buffer would prevent establishment of a vegetated Buffer in that area, and such vegetation would provide benefits to fish, wildlife, and plant habitat. The County Critical Area Program recognizes that a naturally vegetated fully functioning 100-foot Buffer is vital to the water quality of the Chesapeake Bay. The County's Criteria are intended to assure that the integrity of the Buffer is not compromised by the individual and cumulative impacts of development within the County. This proposal not only further reduces the functions provided by the Buffer on this site, but would contribute to the individual impacts of development on the Bay.

This letter has addressed all of the relevant variance standards. Based on the information provided, none of the variance standards are met. The County and State law provide that in order to grant a variance, the applicant must meet and satisfy each and every variance standard. This applicant has failed to meet any of the County standards. Because the applicant has failed to meet all of the County and State variance standards, this office recommends that the Board deny the applicant's request for this variance and require the applicant to locate the building and stormwater swale outside the 100-foot Buffer.

Thank you for the opportunity to provide comments regarding this variance request. Please include this letter within the file and submit it as a part of the record for this variance. In addition, please notify the Commission in writing of the decision made in this case. If you have any additional questions please contact me at 410-260-3479.

Sincerely,



Marshall Johnson
Natural Resources Planner

cc: QC 483-07

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS

1804 West Street, Suite 100, Annapolis, Maryland 21401
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www.dnr.state.md.us/criticalarea/

August 22, 2007

Helen Spinelli
Queen Anne's County
Office of Planning and Zoning
160 Coursevall Drive
Centreville, Maryland 21617

**RE: 05-07-08-0004-C; 313 Saddler Road
Terzi Properties Eastern Shore, LLC**

Dear Ms. Spinelli:

Thank you for providing information on the above referenced proposal. The site is located within the Intensely Development Area (IDA) of the Chesapeake Bay Critical Area. There is existing development on the site which will remain. The applicant proposes to redevelop a portion of the site with a new commercial building. This office has the following comments.

1. The Code of Maryland Regulations (COMAR) 27.01.09.01 requires that the County establish a minimum 100-foot Buffer landward from the mean high water line of tidal waters, tributary streams, and tidal wetlands. The tidal wetlands adjacent to this site are approximated on the submitted site plan. In order to accurately locate the Critical Area Buffer on this site the tidal wetland limit must be professionally delineated. Please have the applicant acquire this information and revise the plans to reflect compliance with COMAR 27.01.09.01. Documentation should be submitted as to who delineated the tidal wetland line and what methodology was used. The Critical Area Buffer line must be labeled as "Critical Area Buffer" on the plans on all sheets of the plan set where it occurs.
2. The Critical Area Buffer must be expanded if necessary per COMAR 27.01.09.01 and the Queen Anne's County Code §14:1-52 which states that the Buffer shall be expanded to include sensitive areas on the site of proposed development activities or other land disturbing activities whose development or disturbance will or may adversely affect streams, wetlands or other aquatic environments. The Buffer must be expanded to include the non-tidal wetland on the site, anywhere it is beyond and contiguous to the Buffer. Please have the applicant confirm whether the non-tidal wetlands were professionally delineated and address the requirement

to determine whether the Buffer should be expanded. If expansion is warranted, please have the applicant revise the plans accordingly.

3. The applicant is proposing to construct a new building partially within the 100-foot Critical Area Buffer. County Code §14:1-51 (Buffer standards and requirements) states that new development activities, including erection of structures, parking areas or other impervious surfaces are not permitted in the Buffer. In addition, stormwater BMPs such as the proposed wet swale are not allowed in the Buffer. Please have the applicant revise the plans to comply with County Code §14:1-51.
4. The applicant has submitted stormwater plans that do not meet County Code § 14:1-37 (Use and development regulations in intensely developed areas). This section of the Code requires that redevelopment proposals shall demonstrate that best management practices for stormwater management assure a 10% reduction of predevelopment pollutant loadings. The only exception to this requirement is if the applicant cannot demonstrate the required on-site reductions will be met. As there appears to be adequate space on the site to provide BMPs that will meet the 10% pollutant removal requirement, County Code § 14:1-37 is not met by this proposal. Please have the applicant revise the stormwater plans to meet the 10% pollutant removal requirement and submit revised 10% calculations.
5. County Code Section 14:1-37.D.3 which states that all redevelopment projects in the IDA shall delineate those site areas not covered by impervious surfaces to be maintained or established in vegetation. Where vegetation is not proposed, the developer shall demonstrate why plantings for such portions of the site are impracticable. Please ensure that the applicant addresses this requirement.
6. The applicant has requested a waiver of County stormwater quantity treatment requirements based on stormwater being discharged directly to tidal waters. However, the plan indicates that the stormwater will be discharged directly into the nontidal wetlands. This issue should be resolved before the stormwater quantity requirements are waived.

Thank you for the opportunity to provide comments on this proposal. If you have any additional questions please contact me at 410-260-3479.

Sincerely,



Marshall Johnson
Natural Resources Planner

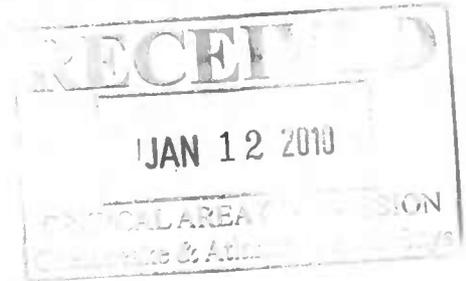
cc: QC 483-07

DMS

Davis, Moore, Shearon & Associates, LLC

January 8, 2010

Mr. Frank V. Hall, Land Use Planner
Department of Land Use,
Growth Management & Environment
160 Coursevall Drive
Centreville, MD 21617



**RE: RESUBMITTAL OF MINOR SITE PLAN FOR TERZI PROPERTIES
EASTERN SHORE, LLC, GRASONVILLE, MISP #05-07-08-0004-C, DMS
& ASSOCIATES JOB #2006063**

Dear Mr. Hall:

The attached plans have been revised to address comments contained in the last set of comments dated September 8, 2009. We offer the following with respect to the various agency comments.

Department of Environmental Health

1. The site is currently served by public sewer and is proposed to be continuously served by the County's vacuum sewer.
2. The existing well on Parcel 430 has been uncovered and the well head has been raised above grade. This well currently serves parcels 429 and 430. The new well to be installed on Parcel 429 with existing uses and proposed new building being served with potable water from the new well. The existing well is to remain and serve Parcel 430.

Department of Public Works

The Department of Public Works has signed the plans as all outstanding comments have been addressed as follows.

Stormwater Management:

SWM Report & Plan Review Comments

1. A copy of the SWM report with numbered pages was delivered to the DPW under separate cover.
2. The stormwater management narrative has been revised to make the existing impervious area consistent with the calculations.
3. The current design is in compliance with the Flood Plain Management Ordinance with respect to fill and building elevation.
4. Sheet C-1 has been revised to add both the Inspection requirements during construction and stormwater facility construction certificate as requested.

General Comments:

1. The plans have been approved by Soil Conservation.
2. The access exists and SHA did not require any improvements or upgrades.
3. Critical Area has approved the stormwater plan for 10% compliance with the addition of 16-trees planted onsite.
4. The surety and inspection fee has been submitted directly to the DPW.
5. The MIA and Stormwater Completion form have been submitted directly to the DPW.

Roads:

Roads Department has no comments since the access to the site is from a State Road.

Critical Area Commission:

1. The calculations for disturbance within the 100 foot buffer have been revised and are provided on sheet C-1 under the heading "Standard Shore Buffer Reduction". The amount of mitigation required and the proposed plantings are provided on sheet C-05, under the landscape calculations under the heading "Mitigation for Disturbance within 100' Critical Area Buffer".
2. The area of the three spaces is currently used for storage of marble and granite products and employee parking. It is our opinion that simply marking this area for the parking of three vehicles is not an intensification of use of the buffer. It is our understanding that the County staff supports this position
3. 10% Phosphorus Reduction:
 - a. A detailed list of impervious coverage was provided under separate cover and accepted.
 - b. Drainage area maps were provided under separate cover and accepted.
 - c. A meeting between DMS and Critical Area on October 27, 2009 was held to discuss the methodology of the proposed stormwater management system and the meeting concluded on acceptance of the system configuration.
 - d. The 10% calculations have been revised to reflect the lower removal efficiency as requested.
 - e. The 10% calculations have been revised to reflect the lower removal efficiency as requested.
 - f. Based on previous e-mail correspondence between DMS and Critical Areas staff it has been decided to plant 16-trees to meet the shortfall in pollutant removal requirements.

LUGME:

The department has no outstanding comments.

Ms. Frank V. Hall

January 8, 2010

2006063

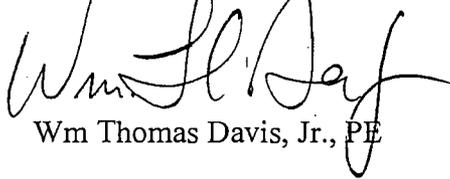
Page 3 of 3

We believe all issues have been adequately addressed and request that the revised plans be reviewed as soon as possible.

If you should have any questions or need additional information please do not hesitate to call me at (443) 262-9130.

Sincerely,

DMS & Associates

A handwritten signature in cursive script, appearing to read "Wm. T. Davis, Jr.", written in black ink.

Wm Thomas Davis, Jr., PE

/ljd

Enclosures

Pc: Illya Terze, Terze Properties Eastern Shore, LLC

DMS

Davis, Moore, Shearon & Associates, LLC

RECEIVED

AUG 18 2009

CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

August 13, 2009

Mr. Frank V. Hall, Land Use Planner
Department of Land Use, Growth Management & Environment
160 Coursevall Drive
Centreville, MD 21617

**RE: RESUBMITTAL OF MINOR SITE PLAN FOR TERZI PROPERTIES
EASTERN SHORE, LLC, GRASONVILLE, MISP #05-07-08-0004-C, DMS
& ASSOCIATES JOB #2006063**

Dear Frank:

The attached plans have been revised to address comments contained in the last set of comments dated September 19, 2008. We offer the following with respect to the various agency comments.

Department of Environmental Health

1. The site is currently served by public sewer and is proposed to be continuously served by the County's vacuum sewer.
2. The approximate location of the existing well has been identified. We have identified a new well for the new building.
3. An application for a groundwater appropriation permit has been sent to the MDE's Water Management Administration.

Department of Public Works

The Department of Public Works recommends approval upon addressing all outstanding comments.

Sanitary District:

Plan Review Comments

1. The Sanitary District acknowledges that plan view revisions have been addressed.

General Comments

1. It is our understanding that sewer allocation issues have been addressed by transfer of allocation to the subject site from an adjacent site owned by our client.
2. The Public Works Agreement has been provided to our client and we will have it executed and returned as soon as possible.
3. The construction cost estimate has been submitted to the Sanitary District under separate cover. The surety and inspection fee which will be submitted prior to our request for the Department of Public Works to sign the plans.

Stormwater Management:

SWM Report & Plan Review Comments

1. Additional water quality measures have been added in series to address the 10% pollution reduction requirements. The plans and report have been modified accordingly.
2. The proposed building first floor is proposed at elevation of 8.00 which complies with the flood plain requirements.
3. Attached is a drawing showing the volume of fill in the flood plain is less than 600 cubic yards.
4. The certificates have been added as directed.

General Comments:

1. The plans will be signed by SCS prior to our request for DPW to sign the plans.
2. State Highway Administration approval will be acquired prior to the final signatures if Department of Public Works.
3. Critical Area approval will be acquired prior to DPW's sign-off of the plans.
4. The cost estimate is attached herewith.
5. The surety and inspection fee will be submitted prior to our request for DPW to sign the plans.
6. The SWM completion form and M&I Agreement will be submitted prior to our request for DPW to sign the plans.

Roads:

Plan Review and General Comments:

The Roads Department has no comments in that the site is not located on a County Road.

Recreation & Parks:

No comments have been received.

Soil Conservation Service:

The formal plan has been submitted to QA County SCS. To date no comments have been received.

Critical Area Commission:

1. The mitigation calculations and plantings are shown on the landscape plan
2. The sand filter limits have been revised such that it is located out side of the 100' buffer. Only the outfall is proposed in the 100' buffer.
3. The spaces are proposed over existing gravel and we do not consider striping of parking spaces over existing gravel that has been used as parking and storage currently as new development.

Department of Land Use, Growth Management & Environment:

Overall Site Plan

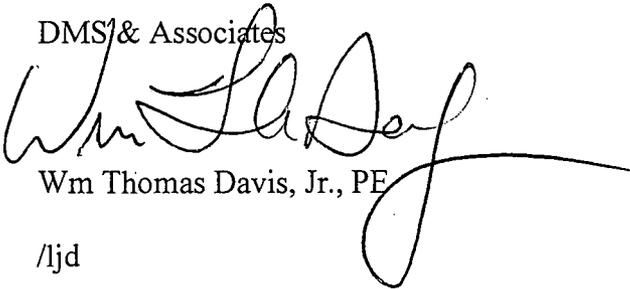
1. We have shown the location of the existing well on sheets C-2 and C-3 which is to remain to serve our clients adjacent property. A new well will provide potable water to the site.
2. The handicap parking space has been moved towards the front of the property and placed at the rear entrance of the office.
3. A note to remove trash and debris from the wetlands has been added to sheet C-3. See note number 3 of the Site Notes.
4. Thank you for agreeing that vegetative screening of the trash dumpster is not practical for this site and that existing site conditions provide adequate coverage.
5. We have provided a letter explaining the site's compliance to the UC design guidelines required by Code and it is included with this submittal.
6. It is understood that the Department of Land Use, Growth Management & Environment found the 2007 comments to be adequately addressed with the last, August 26, 2008 submittal.

We believe all issues have been adequately addressed and request that the revised plans be reviewed as soon as possible.

If you should have any questions or need additional information please do not hesitate to call me at (443) 262-9130.

Sincerely,

DMS & Associates



Wm Thomas Davis, Jr., PE

/ljd

Enclosures

Pc: Illya Terze, Terze Properties, Eastern Shore, LLC

- ① Drainage Map
- ② BMP ratio ways
- ③ remove imp in

RECEIVED

AUG 29 2008

CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

DMS

Davis, Moore, Shearon, & Associates, LLC

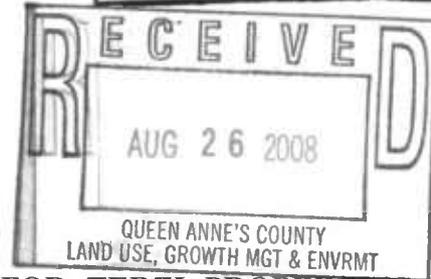
RECEIVED

AUG 29 2008

CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

August 26, 2008

Ms. Helen M. Spinelli
Queen Anne's County Department of Planning & Zoning
160 Coursevall Drive
Centreville, MD 21617



**RE: RESUBMITTAL OF MINOR SITE PLAN FOR TERZI PROPERTIES
EASTERN SHORE, LLC, GRASONVILLE, MISP #05-07-08-0004-C, DMS
& ASSOCIATES JOB #2006063**

Dear Ms. Spinelli:

The attached plans have been revised to address comments contained in the last set of comments dated November 1, 2007. We offer the following with respect to the various agency comments.

Department of Environmental Health

1. The site is currently served by public sewer and is proposed to be continuously served by the County's vacuum sewer.
2. The existing well is not visible at the site. We will uncover the location of the well and show the location on the final plan.

Department of Public Works

The Department of Public Works recommends approval upon addressing all outstanding comments.

Sanitary District:

Plan Review Comments

1. The existing valve pit has been located on the plan view and a note added to have it removed and replaced.
2. The proposed gravity lateral has been shifted as directed.
3. A note has been provided indicating that all existing cleanouts are to be uncovered and provided with traffic bearing frames and covers.

General Comments:

We have removed the reference to parcel 430 on all sheets and show the address as 301 Saddler Service Road.

1. We concur with the need to purchase the additional sewer allocation.
2. Please forward a Public Works Agreement to our client as soon as possible.

P.O. Box 80 Centreville, MD 21617

Phone: (443) 262-9130

Fax: (443) 262-9148

3. The construction cost estimate has been submitted to the Sanitary District under separate cover. Please confirm the surety and inspection fee which will be submitted prior to our request for the department of public works to sign the plans.

Stormwater Management:

SWM Report & Plan Review Comments

1. Stormwater management for quality control is being addressed by the surface sand filter and by plantings of additional trees on the site and adjacent site.
2. The stormwater narrative has been revised.
3. The water quality calculations have been revised to reflect the addition of the sand filter and planting of the trees.
4. The fee in lieu is no longer proposed as a method to address water quality requirements.
5. The entire site is located within the 100 year flood plain. The new building first floor is designed 1' above the 100 year flood plain elevation of 7.00. The volume of fill proposed is less than 600 cy.

General Comments:

1. The plans will be signed by SCS prior to our request for DPW to sign the plans.
2. A cost estimate will be submitted to the DPW under separate cover.
3. The surety and inspection fee will be submitted prior to our request for DPW to sign the plans.
4. The SWM completion for and M&I Agreement will be submitted prior to our request for DPW to sign the plans.

Roads:

Plan Review and General Comments:

The Roads Department has no comments in that the site is not located on a County Road.

Heritage Coordinator:

The Heritage Coordinator has no comments.

Recreation & Parks:

No comments have been received.

Soil Conservation Service:

The formal plan has been submitted to QA County SCS. To date no comments have been received.

Critical Area Commission:

1. The tidal and non tidal wetlands have been field delineated by McCarthy & Associates, have been field surveyed, and are accurately depicted on the plans. It is our understanding that the Critical Areas staff has reviewed the delineated wetlands lines and concurs with the field delineation.

2. As indicated above the non tidal wetlands have been field delineated and the surveyed location indicates that the wetlands are encompassed within the 100' critical area buffer. Therefore there is no requirement to expand the Critical Area Buffer.
3. The building and stormwater management facilities have been shifted outside of the 100' buffer. The only disturbance proposed in the buffer is the outfall pipe and swale to drain the surface sand filter into the adjacent wetlands.
4. The water quality calculations have been revised to include the surface sand filter. To address the remaining water quality requirements plantings are proposed. See the landscape plan for the additional trees and shrubs.
5. All areas not proposed as buildings, pavement, or other impervious surfaces are to be established with vegetation. Notes have been provided on the landscape plans to reflect this.
6. As a redevelopment project quantity control of runoff is not required.

State Highway Administration:

The State Highway Administration approves the site.

Department of Land Use, Growth Management & Environment:

Overall Site Plan

1. It is our opinion that since the new 5,000 sf building is less than 10,000 sf , this project requires minor site plan review as the existing buildings have existed on the property prior to the adoption of the current code and should be grandfathered and not subject to major site plan review.
2. We are including a copy of the letter from the County regarding the APFO exemption.
3. A note has been provided indicating that all existing rubble, debris, etc shall be removed from the site.
4. A revised copy of the application is attached with this submittal.
5. We have made our client aware that the existing debris and trash needs to be cleaned up. As indicated above notes have been provided on the plans indicating this.

Design and Layout

1. A letter has been provided under separate cover addressing the UC Design Guidelines.
2. Attached are revise elevation drawings.
3. Material colors and type are indicated on the plans.
4. As a light industrial use building with bay doors along the front there is no foundation landscaping proposed as the graveled work area extends to the building face at the west and north. Foundation landscaping is proposed along the south elevation in the green areas between the doors and along the east elevation. The color renderings of the elevations show the proposed landscaping. As an additional note, the proposed building will be located behind the existing office building which will provide effective screening from the public.

5. As a light industrial use there is no need for pedestrian circulation for this site.
6. No additional lighting is proposed. Existing site lights are shown on the site plan.
7. There are no additional signs proposed for this site at this time.

Detailed Review

8. We have added calculations regarding the existing and proposed impervious cover in the 100' and 300' Critical Area Buffer. Because this site is defined as an unforested IDA site which is not Buffer Exempt, we believe it is exempt from required afforestation. We have, however, added a note to the General Notes on sheet C-1 (Note #11) which indicates that the site is subject to requirements of Section 14:1-37.D.3 of the County Code calling for the maintenance or establishment of vegetation in area not proposed to be covered by impervious surfaces.
9. The lot lines of the adjacent properties have been added to the title sheet's vicinity map to more easily locate the site.
10. We have added the owner's name, site acreage, recording reference, current use and zoning to the sheet C-2.
11. The reference to Parcel 430 has been removed from all of the title blocks
12. The site is shown entirely located within the 100-year floodplain line on the FEMA map, however, the floodplain line is intended to be contour line 7 on the site plan. Note #6 of the General Notes on sheet C-1 has been expanded to explain.
13. See Note #6 of the General Notes on sheet C-1 regarding the flood plain.
14. The location of the metes and bounds, courses and distances has been altered to be better displayed along the lot lines.
15. The sewer service area has been indicated on Note #9 of the General Notes on sheet C-1.
16. The Purpose and Intent Statement has been revised to note the new name of the Land Use department.
17. The 100' wide and 300' wide Critical Area Buffers are shown on the plans.
18. The proposed new building is strictly warehouse-type storage for the granite and marble process on site.
19. The refuse created on site is disposed of in a roll-off container (approximately 20 yard size) located at the rear of the property. It is removed periodically and replaced by a local service. The fence with its surrounding plant growth, the proposed building to the east and the existing building to the west provide a more than adequate screen around the receptacle as well as the intense work area.
20. There are now 10 spaces shown and numbered on site. Six are located at the front of the office, one behind it and three additional spaces have been created at the rear of the proposed new building.
21. The parking areas to the front of the existing office building have existed for many years as currently maintained and in our opinion function properly. While we agree this situation is not desirable we know of no instances where accidents have occurred as a result of vehicles backing out into Saddler Service Road. The spaces remain as they exist.

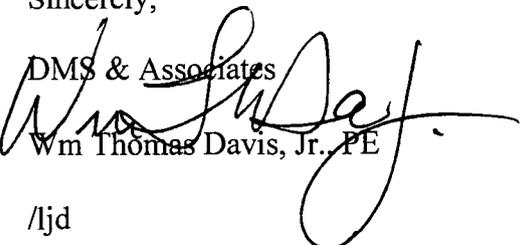
22. As indicated above the existing well will be shown on the final plans.
23. The site was developed prior to the adoption of the current ordinance and does not conform to the current code street buffer requirements. We have proposed landscaping for the site to bring the site into conformance to the extent possible.
24. The existing and proposed parking spaces have been dimensioned on the site plan.
25. The travelways and drive aisles have been dimensioned.
26. No additional traffic control measures are proposed. If County Staff have any specific concerns, please identify them and we will gladly address them.
27. One handicap parking space has been added to the rear of the proposed new building.
28. As only security lighting on the building is proposed we question the need for a formal lighting plan.

We believe all issues have been adequately addressed and request that the revised plans be reviewed as soon as possible.

If you should have any questions or need additional information please do not hesitate to call me at (443) 262-9130.

Sincerely,

DMS & Associates


Wm Thomas Davis, Jr., PE

/ljd

Enclosures

Pc: Granite/Marble Corporation

DMS

Davis, Moore, Shearon, & Associates, LLC

December 14, 2007



Mrs. Cathy Maxwell, Clerk
Queen Anne's County Board of Appeals
160 Coursevall Drive
Centreville, MD 21617

**RE: BOARD OF APPEALS APPLICATION FOR VARIANCE REQUEST
LANDS OF TERZI PROPERTIES EASTERN SHORE, LLC, LOCATED
SADDLER SERVICE ROAD, GRASONVILLE, MD, PARCELS 429 & 430,
TAX MAP 58A, DMS & ASSOCIATES JOB #2006063**

Dear Cathy:

Attached please find the following information.

- 8 copies of the cover letter
- 8 applications
- 8 plans
- 2 deeds
- 1 review fee

The purpose of this submittal is to request a variance from Section 14:1-51 of the Critical Area Ordinances to allow development of a building and stormwater management facilities within the 100 foot buffer from the tidal waters adjacent to the site.

In support of this variance to address the requirements of Section 18:1-121B of the County Code we offer the following:

SECTION 18:1-121B

1. A literal enforcement of the code would create an unnecessary hardship because my client would not be able to utilize the property to its fullest extent and would lose use of the property where development activities currently occur. Constructing the new building and stormwater management facility would require additional impervious surfaces.
2. The conditions are peculiar to the property as this property has been developed in the past, prior to Critical Areas Regulations, up to the northern boundary line. The buffer is established from an offsite property that contains the tidal wetlands.

3. The existing development and impervious surfaces were created prior to Critical Areas Regulations by previous land owners and therefore, except for the fact my client's desire to use the property for a building to be constructed on existing developed areas is not the result of actions by my client.
4. It is our opinion that the variance will not be contrary to the public interest. Stormwater management for quality control of runoff will be provided where none exists currently.
5. We do not believe any alternatives exist other than requesting a variance to allow new development to occur within the 100 foot buffer where existing development is found.

In support of the variance we offer the following:

1. The critical area staff has indicated that the development proposed can not be constructed within the 100-foot buffer even though the area of the site the development is proposed on is currently developed and in our opinion does not meet the definition of buffer as defined in Section 14:1-11 of the County Code. We therefore believe our client has good and sufficient cause to request the variance.
2. The failure to grant the variance would result in exceptional hardship as our client would not be able to use the existing developed portions of the property to a greater extent than currently is being done and as is permitted in the UC Zoning District.

In support of the variance to address the requirements of Section 14:1-66 we offer the following:

- A. A literal enforcement of the code would create a hardship to our client because he would not be able to utilize the site to its fullest extent. This property is currently developed more than any property in the immediate development area.
- B. The conditions of this application are peculiar to this property as this property has been developed in the past, prior to critical areas regulations. Based on discussions with a previous owner of the property the impervious surface was extended to the northern property line in the lat 70's.
- C. Our client desires to utilize existing developed areas of his property in accord with the UC Zoning designation.
- D. It is our opinion that this variance will not be contrary to the objectives of Chapter 14:1 or the Critical Area program.
- E. It is our opinion that the granting of this variance will not confer a special privilege on our client that would be denied to other owners of like property.
- F. The granting of this variance will not affect water quality or negatively impact fish, wildlife, and or plant habitats. The area of the site where the variance is requested is gravel and mowed lawn.

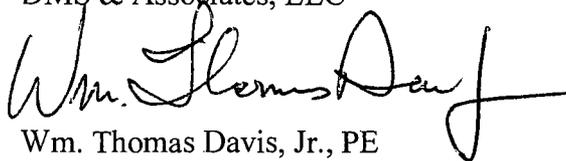
Mrs. Cathy Maxwell
December 14, 2007
2006063
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- G. We believe that this variance is the minimum deviation from the code to allow reasonable use of the property in accord with the UC Zoning District.
- H. We believe that granting of this variance will be in harmony with the general purpose and intent of Chapter 14:1 and the County Critical Area program. The granting of the variance would not result in a use that is not permitted nor would it increase the site density limitations.

We ask that you please process this application as soon as possible. Should you have questions or need additional information please call me at 443-262-9130.

Sincerely,

DMS & Associates, LLC



Wm. Thomas Davis, Jr., PE

/ljd

Enclosures

Pc: Ilyas Terzi, Terzi Properties Eastern Shore, LLC
Jeff Thompson, Esquire

DMS

Davis, Moore, Shearon, & Associates, LLC

August 8, 2007

Mr. Steve Cohoon, Acting Director
Queen Anne's County Planning & Zoning
160 Coursevall Drive
Centreville, MD 21617

RECEIVED

AUG 13 2007

CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

RE: SITE PLAN SUBMITTAL FOR PROPOSED 5,000 SF COMMERCIAL BUILDING, SADLER SERVICE ROAD, GRASONVILLE, LANDS OF TERZE PROPERTIES EASTERN SHORE, LLC, TAX MAP 58-A, PARCELS - 429-430, DMS & ASSOCIATES JOB #2006063

Dear Steve:

Attached please find the following information:

- 12 Cover Letters
- 12 Site Plan Review Applications
- 12 Site Plans
- 2 Deeds
- 2 Critical Area Reports
- 3 Stormwater Management Reports
- Utility Company Letters
- 1 Adjacent Landowner Notifications
- 1 Site Plan Review Fee
- 1 Architectural Information

The purpose of this submittal is to initiate the site plan review process for the proposed 5,000 SF commercial building which is to be used for storage.

The site is currently developed with existing commercial buildings with parking and storage areas.

With respect to some development issues we offer the following:

BUILDING ARCHITECTURE

Attached is a preliminary architectural rendering of the building which we feel complies with the UC Design Guidelines. Please review this information and provide comments.

LANDSCAPE REQUIREMENT ISSUES

The UC zone requires landscaping for the parking lots, street buffers, on site, as well as landscaping to meet design guidelines specific to the UC zone. Credit for required

Mr. Steve Cohoon
August 8, 2006
2006063
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parking lot and street buffer plants is proposed with plants currently existing on site. Additional plants have been added to the site to meet the Code requirements for parking lot, on-site, and UC zone design guideline categories. You will note that approximately 84 linear feet of the 100-foot long street buffer is a paved area used for access and parking. Given the amount of land available for bufferyard landscaping, we believe we meet the requirements of the required street buffer landscaping with the existing shrubs.

STORMWATER MANAGEMENT ISSUES

The site is located totally within the Critical Areas. We therefore request a waiver from providing stormwater management for Quality Control as runoff from this site discharges directly to tidal waters. A portion of the water quality requirements is proposed to be addressed by the creation of a grassed channel that drains to a wet swale. The remaining water quality requirements to address the 10 % pollution reduction requirements is to be met by submittal of a fee in lieu of providing on site stormwater management facilities.

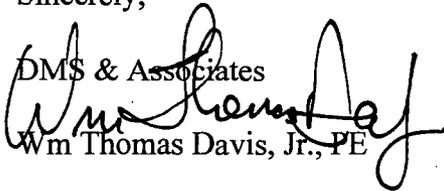
CRITICAL AREA ISSUES

The proposed development is located entirely within the critical area. The site is also located immediately adjacent to tidal and non-tidal waters of Jackson Creek. As the new building is to be developed primarily over existing impervious areas we hereby request relief from providing the necessary shore and 25 foot buffers from tidal and non tidal wetlands.

We ask that this project be reviewed as soon as possible. Should your office determine that the project must be reviewed by the Planning Commission we request we be notified as soon as possible.

If you should have questions or need additional information please call me at (443) 262-9130.

Sincerely,

DMS & Associates

Wm Thomas Davis, Jr., PE

Enclosures

Pc: Illya Terze, Granite/Marble Corp.

WORKSHEET A: Standard Application Process

Calculate Pollutant Removal Requirments

Project Name: Granite Marble Corp. Saddlers Service Road

Date: Dec-09

Step1: Calculate Existing and Proposed Site Impervious

A: Calculate Percent Imperviousness

- 1) Site Area within the Critical Area IDA A= 1.260 acres
- 2) Site ImperviousSurface Area, Existing and Proposed
(See table 4.1 for details)

	(a) Existing (acres)	(b) Proposed (acres)
Roads	_____	_____
Parking lots	_____	_____
Driveways	_____	_____
Sidewalks/paths	_____	_____
Rooftops	_____	_____
Decks	_____	_____
Swimming pools/ponds	_____	_____
Other	<u>0.704</u>	<u>0.807</u>
Impervious Surface Area	<u>0.704</u>	<u>0.807</u>

$$\text{SWM Credit Area} = \frac{0}{\text{Total Prop. Impervous} = \mathbf{0.807}}$$

3) Imperviousness (I)

Existing Imperviouness, I pre

$$= \frac{\text{Impervious Surface area}}{\text{Site Area}} = \frac{\text{(Step 2a)}}{\text{(Step1)}} = \frac{0.704}{1.26} = \mathbf{55.87\%}$$

Proposed Imperviouness, I post

$$= \frac{\text{Impervious Surface area}}{\text{Site Area}} = \frac{\text{(Step 2a)}}{\text{(Step1)}} = \frac{0.807}{1.26} = \mathbf{64.05\%}$$

B: Define Development Category (circle)

- 1) New Development: Existing impervious less then 15% I (Go to step 2A)
- 2) ReDevelopment: Existing impervious of 15% I or more (Go to step 2B)
- 3) Single Lot residential Development: Single lots being developed or improved; single family residential development; and more than 250 sf of impervious area and associated disturbance (Go to Section 5, Residential Approach, for detailed criteria and requirments)

Note: All acrages used in this worksheet refers to areas within the IDA of the Critical Area only

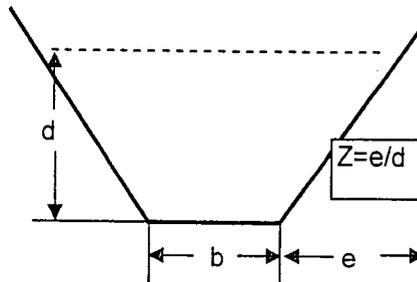
DMS

Davis, Moore, Shearon, & Associates, LLC
 Engineering, Drafting/Design, Environmental Services & Surveying

Dryswale Sizing

Site Name: GRANITE MARBLE CORP Designed RMD
 Date: Nov-08 Checked By: _____

*WQv req. =	565 cu. Ft.	<table border="1"> <tbody> <tr> <td>$d_m =$</td> <td>1.50 ft</td> </tr> <tr> <td>$e =$</td> <td>3.00 ft</td> </tr> <tr> <td>$L =$</td> <td>150.00 ft</td> </tr> <tr> <td>$d_w =$</td> <td>0.50 ft</td> </tr> <tr> <td>$b =$</td> <td>5.50 ft</td> </tr> <tr> <td>$z=e/d =$</td> <td>3.00</td> </tr> <tr> <td>$vr =$</td> <td>0.35</td> </tr> </tbody> </table>	$d_m =$	1.50 ft	$e =$	3.00 ft	$L =$	150.00 ft	$d_w =$	0.50 ft	$b =$	5.50 ft	$z=e/d =$	3.00	$vr =$	0.35
$d_m =$	1.50 ft															
$e =$	3.00 ft															
$L =$	150.00 ft															
$d_w =$	0.50 ft															
$b =$	5.50 ft															
$z=e/d =$	3.00															
$vr =$	0.35															
V temp. =	424 cu. Ft.															
<u>Cross-sectional area</u>																
$A = bd + zd^2$																
A =	3.50 sq. Ft.															
<u>Volume Wet Storage</u>																
$V_{ws} = A \times L$	525.00 cu. Ft.															
<u>Void Volume</u>																
$V_v = b \times d_m \times vr$	2.89 cu. Ft./LF															
$V_{tot} = V_v \times L$	433 cu. Ft.															
<u>Total Volume Pro.</u>																
$V = V_{tot} + V_{ws}$	958 cu. Ft.															
<u>Min. Length Req.</u>																
$L_{req} = WQv / V$	88 Ft.															
<u>Length Provided</u>	150 Ft.															
		<table border="1"> <tbody> <tr> <td>Rev req=</td> <td>59.17</td> </tr> <tr> <td>Rev Provided =</td> <td>165.00 cu. Ft.</td> </tr> <tr> <td></td> <td>0.50 ft below underdrain</td> </tr> </tbody> </table>	Rev req=	59.17	Rev Provided =	165.00 cu. Ft.		0.50 ft below underdrain								
Rev req=	59.17															
Rev Provided =	165.00 cu. Ft.															
	0.50 ft below underdrain															



Step2: Calculate the Predevelopment Load (L_{pre})

A: New Development

$$L_{pre} = (0.5) (A)$$

$$= (0.5) \times \frac{0}{0} \text{ lbs/year of total phosphorus}$$

Where:

- L_{pre} = Average annual load of total phosphorus exported from the site prior to development (lbs/year)
- 0.5 = Annual total phosphorus load from undeveloped lands (lbs/acre/yr)
- A = Area of the site within the Critical Area IDA (acres)

B: ReDevelopment:

$$L_{pre} = (Rv) (C.) (A) (8.16)$$

$$Rv = 0.05 + 0.009(I_{pre})$$

$$0.05 + 0.009 \times 55.87 = 0.55$$

$$L_{pre} = 0.55 \times 0.30 \times 1.26 \times 8.16 =$$

$$= \underline{1.705} \text{ lbs/year of total phosphorus}$$

- L_{pre} = Average annual load of total phosphorus exported from the site prior to development (lbs/year)
- Rv = Run off coefficient, which expresses the fraction of rainfall which is converted to runoff
- I_{pre} = Pre-development (existing) site impervious (i.e., I=75 if the site is 75% impervious)
- C = Flow-weighted mean concentration of the pollutant (total phosphorus) in urban runoff (mg/l) = 0.30 mg/l
- A = Area of the site within the Critical Area IDA (acres)
- 8.16 = Includes regional constants and unit conversion factors

Step3: Calculate the Post-Development Load (Lpost)

A: New Development and Redevelopment:

$$L_{\text{post}} = (R_v)(C)(A)(8.16)$$

$$R_v = 0.50 + 0.009 (I_{\text{post}})$$

$$= 0.05 + 0.009 \underline{64.05} = \mathbf{0.63}$$

$$L_{\text{post}} = 0.63 \times 0.30 \times 1.26 \times 8.16 =$$

$$= \underline{\mathbf{1.932}} \text{ lbs/year of total phosphorus}$$

Where:

L_{post} = Average annual load of total phosphorus exported from the site post-development (lbs/year)

R_v = Run off coefficient, which expresses the fraction of rainfall which is converted to runoff

I_{post} = Post-development (proposed) site impervious (i.e., $I=75$ if the site is 75% impervious)

C = Flow-weighted mean concentration of the pollutant (total phosphorus) in urban runoff (mg/l) = 0.30 mg/l

A = Area of the site within the Critical Area IDA (acres)

8.16 = Includes regional constants and unit conversion factors

Step4: Calculate the Pollutant Removal Requirement (RR)

$$RR = L_{\text{post}} - (0.90)(L_{\text{pre}})$$

$$= 1.93 - 0.90 \times 1.71 =$$

$$= \underline{\mathbf{0.397}} \text{ lbs/year of total phosphorus}$$

Where:

RR = Pollutant removal requirement (lbs/year)

L_{post} = Average annual load of total phosphorus exported from the site prior to development (lbs/year)

L_{pre} = Average annual load of total phosphorus exported from the site prior to development (lbs/year)

Step5: Identify Feasible BMP's

Select BMP Options using the screening matrices provided in the chapter 4 of the 2000 Maryland Stormwater Design Manual. Calculate the load removed for each option.

BMP Type	(Lpost)	<input checked="" type="checkbox"/> (BMP re)	<input checked="" type="checkbox"/> (% DA Served)	=	
F-6	1.93	50	7	=	0.068 (lbs/year)
O-1	1.86	25	7	=	0.033 (lbs/year)
O-1	1.93	50	23	=	0.222 (lbs/year)
				=	0 (lbs/year)
				=	0.322 (lbs/year)
				=	0.397 (lbs/year)
				=	0.075 (lbs/year)

Load Removed, LR (total)

Pollutant Removal Required, RR (from step 4)

Remaning Pollutant load

Where:

- Load removed, LR = Annual total phosphorus removed By the Proposed BMP's (lbs/year)
- L post = Average annual load of total phosphorus exported from the site prior to develpment (lbs/year)
- BMP re = BMP removal efficiency for total phophorus Table 4.8 (%)
- .% DA Served = Fraction of the site area with in the critical area IDA served by the BMP(%)
- RR = Pollutant removal requirement (lbs/year)

If the Load Removed is equal to or greater than the Pollutant Removal Required Computed in step 4, then the on-site BMP complies with the 10% Rule.

Has the RR (pollutant removal requirment) been met? Yes No

The remainaing pollutant removal requirment will be met by planting an additional 16-trees on site.

Kelly, Nick

From: Chris Pajak [cpajak@mde.state.md.us]
Sent: Tuesday, January 12, 2010 9:52 AM
To: Kelly, Nick
Cc: wtd@dmsandassociates.com
Subject: Terzi Property

Hi Nick -

I hope that I got your e-mail right this time. At your earliest convenience, please forward the Aurthur Herman critical area letter that your referred to last week. From the nontidal end, mitigation is mandatory. They could possibly pay into the MDE comp. fund, however if there is space available on-site, perhaps some additional plantings would satisfy this requirement. Thanks.

Chris Pajak/Natural Resources Planner
Water Management Administration
Nontidal Wetlands and Waterways Division
410-713-3685
410-713-3686 (fax)

The information contained in this communication may be confidential, is intended only for the use of the recipient named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and delete the original message and any copy of it from your computer system. Thank you.

<<<<GWIASIG 0.07>>>>

Kelly, Nick

From: Rick Davis [rdavis@dmsandassociates.com]
Sent: Monday, November 09, 2009 8:03 AM
To: Kelly, Nick
Subject: RE: Terzi 10% Numbers

Nick,

I think for simplicity we will plant the required trees to meet the deficit. Will you need any further information from us at this point to satisfy the 10% approval?

Thanks

Rick Davis

DMS & Associates
Phone: 443-262-9130
Fax: 443-262-9148
E-mail: rdavis@dmsandassociates.com

From: Kelly, Nick [mailto:NKelly@dnr.state.md.us]
Sent: Tuesday, November 03, 2009 10:19 AM
To: Rick Davis; VKulkarni@qac.org
Cc: Chandler, LeeAnne; Charbonneau, Katherine
Subject: Terzi 10% Numbers

Hi Rick,

To follow up on your questions about 10% calcs, we did consult with Tom Schueler and have the following information:

1. We did ask the question about the difference in the efficiency ratings between dry swales and bioretentions. Based on the latest research, it appears that both BMPs have the same removal rate now, but it's lower than the 65% shown in the manual for the dry swales. These numbers will be updated in the future, as the Commission revises its 10% manual.
2. In terms of the Terzi project, based on the current specs provided, a pollutant removal efficiency of 50% can be used. Based on this, the site is short of reaching the 10% requirements by 0.08 lbs/yr. To meet this requirement, a total of 16 trees will be required to be planted within the 100-foot Buffer on the site; we recommend that these be planted in the area where there is existing gravel within the Buffer. We note that this efficiency rate is based on its current design and would require a re-analysis if the design were to be modified in any way.

I believe this should answer your questions regarding 10%. Please submit revised numbers at your earliest convenience, and we will provide comments. If you have questions, please let me know.

Thanks

Nick Kelly

Nick Kelly, Ph.D
Natural Resource Planner
Critical Area Commission

1/15/2010

Chesapeake and Atlantic Coastal Bays
1804 West Street, Suite 100
Annapolis, MD 21401
(410) 260-3483
(410) 974-5338 (f)

→ 2 ft width

Kelly, Nick

From: Rick Davis [rdavis@dmsandassociates.com]
Sent: Tuesday, September 29, 2009 11:59 AM
To: Kelly, Nick
Subject: RE: Terzi Properties
Attachments: QACO DRYSWALE COMPS.pdf; QACO BIOSWALE.pdf

Hi Nick,
I would like to follow up on your comments from below.

chs

5.1117

plugging media

1. During the preparation of the current 2007 ESD manual for Queen Anne's County a alternate sizing calculation was derived to address variations in the depth of filter media from 12" to 36" (please see attached calculations from Q.A.Co). Can you please refer me to the section in which you are looking at in the MDE design manual for the specifications which the current design is not in compliance with? It is my understanding that there is no media depth requirement in the MDE design manual for dry swales, the manual only sites as a design example depths consistent with the calculations. With respect to the vegetation within dry swales, the MDE design manual describes only flood/drought resistant grasses. There is only 6" of stone proposed under the proposed under drain for recharge volume as required by MDE, I would like further clarification on your comment related to this. The under drain can be reduced from 6" to 4" to shallow the stone reservoir if needed. I will provide a soil profile which will indicate the current ground water elevation with respect to dryswale.

6 in of kg of
20-30 in soil

15" soil proposed

2. I believe that the reference you have sited is for a conventional grass channel not a dry swale. If you look at table 2 of the EPA document which I previously sent you will see four dry swales of which only three have recorded data on total phosphorous removal of 99% to 18%. With out knowing the exact design parameters for each swale I averaged the three at 67%. Please review and we can discuss this further.

Please the attached information and let me know when would be a good time to discuss the comments in greater detail. I have also attached a page out of the QACo. ESD manual related to dryswale/bioswale design.

a) P. 5.110 - 2-4 ft filter media, not 1-3ft
 b) 4" inch stone req

Thanks for your time.

Rick Davis

DMS & Associates
 Phone: 443-262-9130
 Fax: 443-262-9148
 E-mail: rdavis@dmsandassociates.com

2

From: Kelly, Nick [mailto:NKelly@dnr.state.md.us]
Sent: Tuesday, September 15, 2009 3:07 PM
To: Rick Davis
Cc: Charbonneau, Katherine; Chandler, LeeAnne
Subject: RE: Terzi Properties

Hi Rick,
I discussed your request and reviewed the EPA document you sent with our science advisor, LeeAnne Chandler. In addition, we looked at the drainage map and went over your plans again. Here are the

6 in gravel ok

but 20-30 in soil needed, not 15"

no water table depth given

conclusions we came to from our discussion:

1. In reviewing the cross-section ("A-A") on sheet C-04, it appears that that the proposed bioswale is not constructed in accordance with the requirements found in the new MDE Stormwater Manual. In particular, we have concerns about the gap between the bottom of the swale and the water table, the lack of vegetation proposed within the swale, the lack of enough depth in the planting bed, and the large depth proposed for the stone base.
2. Based on the proposed design, and based on the information provided in the EPA report, specifically the pollutant removal data (Schuler, 1997), the currently proposed design of the swale would only receive a 29% efficiency rating. In order to acquire the 50% efficiency, the swale would need to be designed and planted in a manner in conformance with the MDE Stormwater Manual.

I hope this is of some help. If you have questions, please feel free to contact me. Or if you have information that could clear up any of our concerns presented, please pass it along.

Thanks again for your help.

Nick Kelly

From: Rick Davis [mailto:rdavis@dmsandassociates.com]
Sent: Monday, September 14, 2009 9:41 AM
To: Kelly, Nick
Subject: Terzi Properties

Nick,

Per our discussion on Friday I have attached for your review a copy of the EPA's definition and description of dry swales / bio swales which will support our designation of O-1 with 65% removal efficacy. I have also attached a pdf of the current drainage area map to aid in discussion. Please feel free to give me a call to discuss your comments in more detail once you have has an opportunity to review the attached information.

Thanks

Rick Davis

DMS & Associates
Phone: 443-262-9130
Fax: 443-262-9148
E-mail: rdavis@dmsandassociates.com

10/5/2009

Kelly, Nick

From: Rick Davis [rdavis@dmsandassociates.com]

Sent: Monday, September 14, 2009 9:41 AM

To: Kelly, Nick

Subject: Terzi Properties

Attachments: 06063-da.pdf; epa doc.pdf

Nick,

Per our discussion on Friday I have attached for your review a copy of the EPA's definition and description of dry swales / bio swales which will support our designation of O-1 with 65% removal efficacy. I have also attached a pdf of the current drainage area map to aid in discussion. Please feel free to give me a call to discuss your comments in more detail once you have has an opportunity to review the attached information.

Thanks

Rick Davis

DMS & Associates

Phone: 443-262-9130

Fax: 443-262-9148

E-mail: rdavis@dmsandassociates.com

10/5/2009

Johnson, Marshall

From: Johnson, Marshall
Sent: Wednesday, July 23, 2008 11:09 AM
To: 'Tom Davis'
Subject: RE: GRANITE MARBLE CORP

Hi Tom,

I have reviewed the revised proposal with Kate Schmidt, the new regional Chief – you met her a few weeks ago for another project.

You are correct that the SWM wet swale can not be placed in the Buffer. The disturbance area shown within the 100-foot Buffer appears much larger than the area of the work for SWM – please explain why. Assuming the disturbance in the Buffer is minimized, and the BMP is not proposed in the Buffer, we would only need 1:1 mitigation for the actual stormwater outfall itself, including the rip rap needed for the outfall. That mitigation planting would need to be on site in the Buffer.

Also, you are correct that 10% must be met for the site – however, this can be accomplished by various methods, including sand filters which take less space than the proposed BMP. I would recommend looking in to a sand filter for the new paving area, plus removal of the gravel (& soil remediation) for the gravel area within the Buffer, with the remainder of the 10% requirement (if any) met by on site tree or shrub plantings in the Buffer. A fee in lieu would not be appropriate unless there is no space on the site for plantings, in this case it appears that there is adequate space on the site.

What is MDE requiring for stormwater management from the proposed?

Where is the roof top runoff being treated?

Hope this helps. Call or email if you want to discuss further.

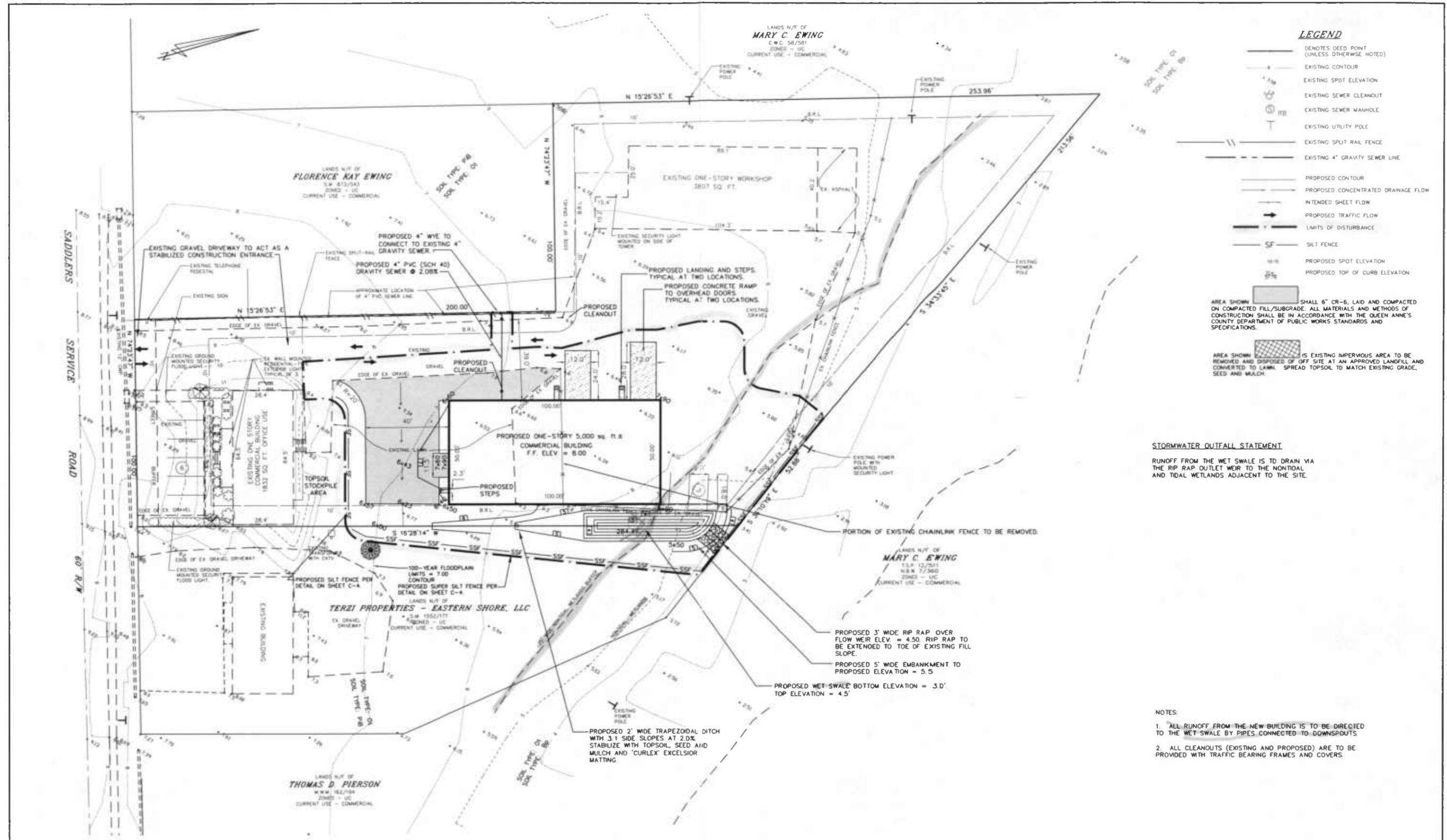
Thanks,
Marshall

Marshall Johnson
Natural Resource Planner
Critical Area Commission for the Chesapeake and Atlantic Coastal Bays
(410) 260-3479
mjohnson@dnr.state.md.us

-----Original Message-----

From: Tom Davis [mailto:wtd@dmsandassociates.com]
Sent: Monday, July 21, 2008 12:13 PM
To: Johnson, Marshall
Subject: GRANITE MARBLE CORP

MARSHALL – HAVE YOU HAD TIME TO LOOK AT MY REQUEST FOR A FEE IN LIEU OF ON SITE STORMWATER MANAGEMENT FOR THE ABOVE REFERENCED PROJECT? MY CLIENT WANTS TO MOVE FORWARD WITH THE PROEJCT. TOM.

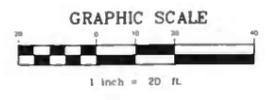


- LEGEND**
- DENOTES DEED POINT (UNLESS OTHERWISE NOTED)
 - - - EXISTING CONTOUR
 - EXISTING SPDT ELEVATION
 - EXISTING SEWER CLEANOUT
 - EXISTING SEWER MANHOLE
 - EXISTING UTILITY POLE
 - EXISTING SPLIT RAIL FENCE
 - EXISTING 4" GRAVITY SEWER LINE
 - PROPOSED CONTOUR
 - PROPOSED CONCENTRATED DRAINAGE FLOW
 - INTENDED SHEET FLDW
 - PROPOSED TRAFFIC FLOW
 - LIMITS OF DISTURBANCE
 - SF SILT FENCE
 - PROPOSED SPOT ELEVATION
 - PROPOSED TOP OF CURB ELEVATION

STORMWATER OUTFALL STATEMENT

RUNOFF FROM THE WET SWALE IS TO DRAIN VIA THE RIP RAP OUTLET WEIR TO THE NORTHERN AND TIDAL WETLANDS ADJACENT TO THE SITE.

- NOTES:**
1. ALL RUNOFF FROM THE NEW BUILDING IS TO BE DIRECTED TO THE WET SWALE BY PIPES CONNECTED TO DOWNSPOUTS
 2. ALL CLEANOUTS (EXISTING AND PROPOSED) ARE TO BE PROVIDED WITH TRAFFIC BEARING FRAMES AND COVERS.



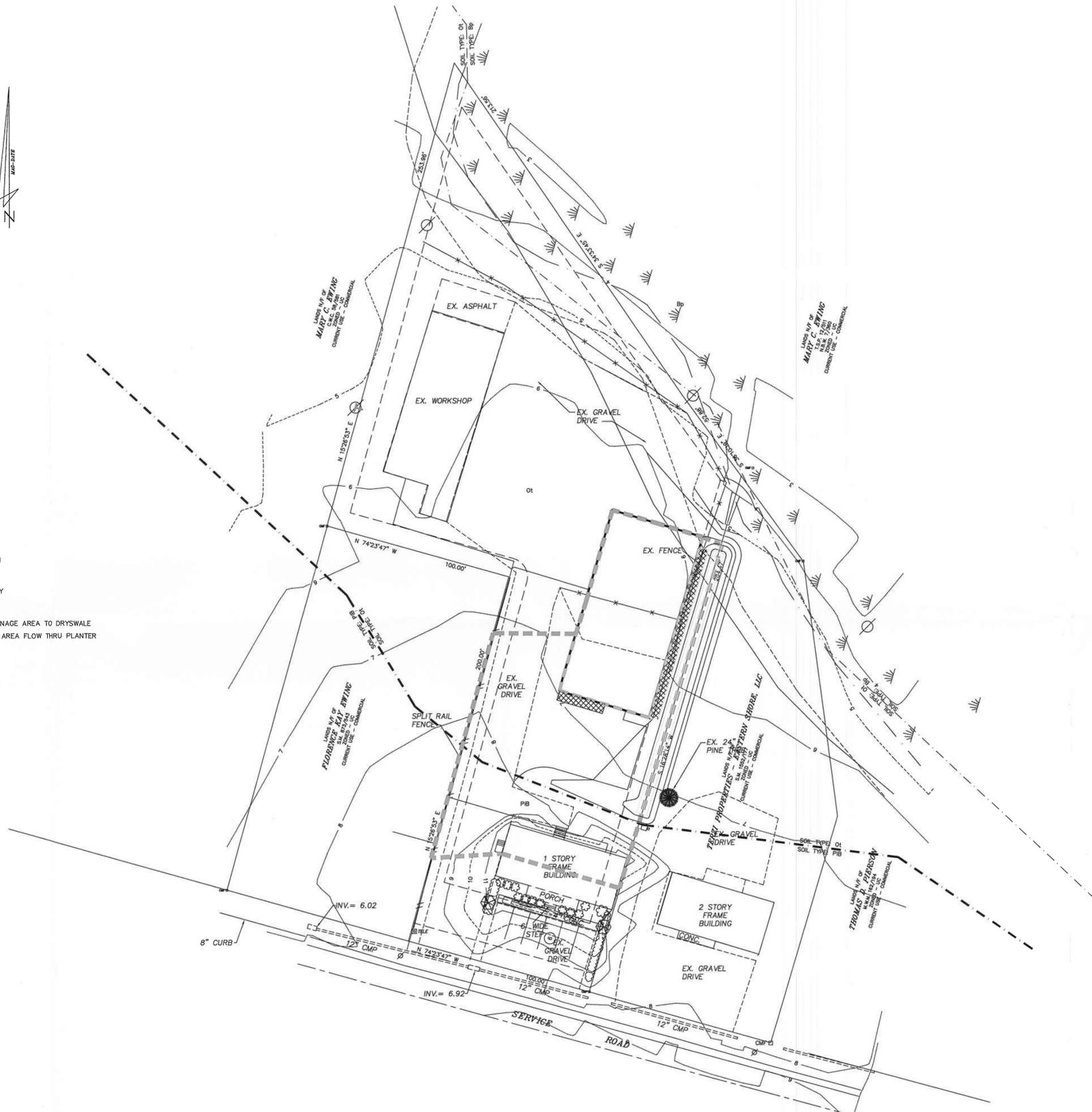
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FOR SEWER AND EROSION CONTROL REVIEW ONLY		QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS				DAVIS, MOORE, SHEARON & ASSOCIATES, LLC ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING P.O. BOX 80 CENTREVILLE, MARYLAND 21617 PHONE 1-443-262-9130 FAX 1-443-262-9148		DATE: 8-23-08 REVISION PER COMMENTS:		SITE PLAN FOR TERZI PROPERTIES EASTERN SHORE, LLC GRASONVILLE TAX MAP - 58A, GRID - 14, PARCEL - 429, 43D FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND PREPARED FOR GRANITE/MARBLE CORP.		DATE: JUNE '07 SCALE: 1" = 20' JOB No.: 2006063 DRAWN BY: WJM/CCJ FOLDER #14: 58-2006063 DESIGNED BY: WTD, JF SHEET No. - C-02 CADD FILE - 06063-CD2	
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LEGEND

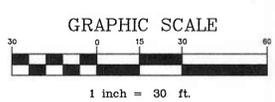
- DEED POINT
- × 50.33 EXISTING SPOT ELEVATION
- - - - - 48 EXISTING CONTOUR
- - - - - P/B EXISTING SOILS BOUNDARY
- EXISTING UTILITY POLE
- - - - - EXISTING/PROPOSED DRAINAGE AREA TO DRYSWALE
- - - - - PROPOSED SUBDRAINAGE AREA FLOW THRU PLANTER



AREA SHOWN IS AREA OF INFILTRATION STORMWATER PLANTER

SITE AREAS FOR STORMWATER MANAGEMENT:

TOTAL SITE AREA:	= 1.26 AC.
EXISTING IMPERVIOUS AREA:	= 0.704 AC.
PROPOSED IMPERVIOUS AREA:	= 0.103 AC.
TOTAL IMPERVIOUS AREA:	= 0.807 AC.
TOTAL IMPERVIOUS AREA TO FLOW THRU PLANTER:	= 0.090 AC.
TOTAL IMPERVIOUS AREA TO DRYSWALE/BIOSWALE:	= 0.26 AC.
TOTAL DRAINAGE AREA TO DRYSWALE/BIOSWALE:	= 0.35 AC.



RECEIVED
JAN 12 2010
CRITICAL AREA COMMISSION
Conservation & Watershed Commission

<p>QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS FOR SEDIMENT AND EROSION CONTROL REVIEW ONLY</p>	<p>QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS</p>	<p>PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. _____ EXPIRATION DATE: _____</p> <p style="text-align: center;">DATE _____ SEAL _____</p>	<p style="text-align: center;">DAVIS, MOORE, SHEARON & ASSOCIATES, LLC ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING P.O. BOX 80 CENTREVILLE, MARYLAND 21617 PHONE : 1-443-262-9130 FAX : 1-443-262-9148</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> </tbody> </table>	DATE	REVISION																					<p style="text-align: center;">DRAINAGE AREA MAP FOR TERZI PROPERTIES EASTERN SHORE, LLC. GRASONVILLE TAX MAP - 58A, BLOCK - 14, PARCEL - 429 FIFTH ELECTION DISTRICT, QUEEN ANNES COUNTY, MARYLAND PREPARED FOR: GRANITE/MARBLES CORP.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>SCALE</th> </tr> </thead> <tbody> <tr> <td>AUG. 2007</td> <td>1"=30'</td> </tr> <tr> <td>JOB No. 2006063</td> <td>DRAWN BY BAD</td> </tr> <tr> <td>FOLDER Ref. 58-2006063</td> <td>DESIGNED BY WTD, JR.</td> </tr> <tr> <td colspan="2" style="text-align: center;">SHEET No. - 1</td> </tr> <tr> <td colspan="2" style="text-align: center;">CADD FILE - 06063-DA</td> </tr> </tbody> </table>	DATE	SCALE	AUG. 2007	1"=30'	JOB No. 2006063	DRAWN BY BAD	FOLDER Ref. 58-2006063	DESIGNED BY WTD, JR.	SHEET No. - 1		CADD FILE - 06063-DA	
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MINOR SITE PLAN FOR TERZI PROPERTIES EASTERN SHORE, LLC GRASONVILLE

FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND

PREPARED FOR : GRANITE/MARBLE CORPORATION

STATEMENT OF PURPOSE AND INTENT

THE PURPOSE OF THIS MINOR SITE PLAN IS TO RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF LAND USE, GROWTH MANAGEMENT AND ENVIRONMENT FOR A 5,000 sq. ft. COMMERCIAL BUILDING TO BE ADDED TO THE SITE FOR THE PURPOSE OF PROVIDING ADDITIONAL WAREHOUSE-TYPE STORAGE SPACE FOR MARBLE AND GRANITE WHICH IS PROCESSED ON SITE BY GRANITE & MARBLE CORPORATION FOR USE IN RESIDENTIAL AND BUSINESS INTERIORS. THIS PLAN QUALIFIES AS A MINOR SITE PLAN ACCORDING TO SECTION 18.1-141.2(2) OF THE COUNTY CODE. THERE IS A 1832 SQ. FT. ONE-STORY BUILDING FRONTING SADDLER SERVICE ROAD THAT IS BEING USED FOR OFFICES AND ONE 3807 SQ. FT. BUILDING THAT IS USED FOR THE PROCESSING OF THE MARBLE AND GRANITE. THE PROPOSED 5000 SQ. FT. BUILDING WILL BE CONSTRUCTED OUTSIDE THE 100' WIDE SHORE BUFFER ON EXISTING IMPERVIOUS SURFACE. A PERMIT TO DISTURB A MINIMUM AMOUNT OF NONTIDAL WETLANDS AND NONTIDAL WETLAND BUFFER FOR THE MANAGEMENT OF STORMWATER IS BEING SOUGHT CONCURRENTLY WITH THIS APPLICATION AND IS PENDING AT THIS TIME. ADDITIONAL IMPERVIOUS AREA IS BEING CREATED ON THE SOUTH SIDE OF THE BUILDING OUTSIDE THE 100' WIDE SHORE BUFFER TO PROVIDE ACCESS TO THE PROPOSED BUILDING'S SOUTHERN DOORS. PARKING IS PROVIDED FOR OFFICE AND MANUFACTURING USES AND MEETS COUNTY CODE.

NOTES

- PROPERTY LINE INFORMATION SHOWN HEREON IS TAKEN FROM DEED INFORMATION ONLY AND IS NOT THE RESULT OF A FIELD RUN SURVEY AT THIS TIME. THE PHYSICAL ADDRESS OF THIS SITE IS 301 SADDLER SERVICE ROAD, GRASONVILLE, MARYLAND.
- FOR DEED REFERENCE, SEE LIBER S.M. 1391, FOLIO 1.
- CURRENT ZONING CLASSIFICATION IS "UC" (URBAN COMMERCIAL)
- THE PROPERTY IS ENTIRELY LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA DESIGNATION - IDA.
- THE SITE IS EXEMPT FROM THE INTERIM ADEQUATE PUBLIC FACILITIES ORDINANCE, SECTION 28-8(E) OF THE QUEEN ANNE'S COUNTY CODE AS DETERMINED BY THE DEPARTMENT OF PLANNING & ZONING OF QUEEN ANNE'S COUNTY'S AND STATED IN A LETTER OF EXEMPTION APFO-EX-82, DATED FEBRUARY 13, 2007.
- SITE IS SHOWN LOCATED ENTIRELY WITHIN 100 YEAR FLOODPLAIN "A-8" (ELEV. 7) AS SCALED FROM FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 240054 0047B, EFFECTIVE DATE 9-28-84. HOWEVER, FIELD RUN TOPOGRAPHY BY MCCRONE, INC. ESTABLISHES ELEVATION 7 ON SITE AS THE BASE FLOOD ELEVATION IN FEET WHERE INFORM WITHIN ZONE REFERENCED TO THE NGVD DATUM OF 1929, PLACING 0.923 AC. (40,183 sq. ft.) OF THE GROSS SITE AREA WITHIN THE 100-YEAR FLOODPLAIN.
- TOPOGRAPHICAL CONTOURS AND EXISTING IMPROVEMENTS SHOWN HEREON ARE THE RESULT OF FIELD RUN TOPOGRAPHY BY MCCRONE, INC., DATED DECEMBER, 2006.
- TIDAL AND NONTIDAL WETLANDS LOCATED ON SITE HAVE BEEN FIELD DELINEATED BY MCCARTHY & ASSOCIATES, FIELD LOCATED JANUARY 31, 2007 BY MCCRONE, INC. AND ACCURATELY DEPICTED ON THESE PLANS.
- SOILS SHOWN HEREON ARE PIB (PINEYNECK SILT LOAM), OHELLO SILT LOAM (01) AND BESTPITCH PEAT (Bp) AS SCALED FROM SOILS SURVEY MAP No. 32 OF QUEEN ANNE'S COUNTY COMPLETED IN 1994.
- PUBLIC SEWER WILL BE UTILIZED FOR SEWAGE DISPOSAL. THE SUBJECT PROPERTY IS LOCATED IN SANITARY SUBDISTRICT "J". A PRIVATE WATER SYSTEM WILL BE UTILIZED FOR POTABLE WATER SUPPLY. THE EXISTING WELL ON PARCEL 430 CURRENTLY SERVES THE USES ON PARCELS 429 AND 430. THE QUEEN ANNE'S COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH WILL REQUIRE A NEW WELL TO BE INSTALLED ON PARCEL 429 WITH THE EXISTING USES AND PROPOSED BUILDING BEING SERVED WITH POTABLE WATER FROM THE NEW WELL. THE EXISTING WELL ON PARCEL 430 SHALL REMAIN TO SERVE THE EXISTING USES ON THAT PARCEL. A GROUNDWATER APPROPRIATION PERMIT HAS BEEN APPLIED FOR.
- THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION ACT, IN ACCORDANCE WITH THE FOREST CONSERVATION ORDINANCE, SECTION 18-2-4(3) OF THE QUEEN ANNE'S COUNTY CODE, IN THAT THE PROPOSED DEVELOPMENT IS LOCATED ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- ALL AREAS OF THE SITE NOT COVERED BY IMPERVIOUS SURFACES ARE TO BE TO BE MAINTAINED OR ESTABLISHED IN VEGETATION PER CHAPTER 14, PART 6, ARTICLE IX, SUBSECTION 14-1-37.D.(3) OF THE COUNTY CODE.
- THERE ARE NO STATE OR FEDERAL RECORDS OF RARE, THREATENED OR ENDANGERED SPECIES WITHIN THE BOUNDARIES OF THE SITE AS ESTABLISHED BY THE WILDLIFE AND HERITAGE SERVICES, MARYLAND DEPARTMENT OF NATURAL RESOURCES BY LETTER DATED MAY 7, 2007.
- THERE IS NO PLANNED USE TO PROVIDE FOR ANY OUTSIDE DISPLAY OR STORAGE AREAS.
- BUILDING SETBACKS (REQUIRED):**
FRONT = 35'
REAR = 10'
SIDE = 10'
MAXIMUM BUILDING HEIGHT:
PERMITTED BUILDING HEIGHT = 45'
PROPOSED BUILDING HEIGHT = 22.8'

BASE SITE AREA - CRITICAL AREA (IDA)

GROSS SITE AREA	=	1,259 acres (54,834 sq. ft.)
NONCONTIGUOUS LAND	=	0.000 acres
LAND IN UPLAND PORTION OF THE SITE	=	0.000 acres
BASE SITE AREA	=	1,259 acres (54,834 sq. ft.)
RESOURCE PROTECTION LAND		
RESOURCE	OPEN SPACE RATIO	RESOURCE LAND
"SHORE BUFFER (100' WIDE)	1.00	0.273 acres
STEEP SLOPES	1.00	0.000 acres
STREAMS/STREAM BUFFERS	1.00	0.000 acres
WETLANDS	1.00	0.065 acres
EROSION HAZARDOUS AREAS	1.00	0.000 acres
MATURE HARDWOODS	0.20	0.000 acres
TOTAL LAND IN RESOURCE		0.273 acres
TOTAL RESOURCE PROTECTION LAND		0.273 acres

*Note: More than 95% of the site (52,224 sq. ft. or 1,199 ac.) is within the 300' wide Standard Shore Buffer. Standard Shore Buffer reduction permitted per Section 18.1-67.B. & C.

DETERMINATION OF SITE CAPACITY

BASE SITE AREA	=	1,259 acres (54,834 sq. ft.)
LANDSCAPE SURFACE RATIO (LSR)	X	0.20
REQUIRED LANDSCAPE SURFACE	=	0.252 acres (10,967 sq. ft.)
BASE SITE AREA	=	1,259 acres
FLOOR AREA RATIO (FAR)	X	0.40
MAXIMUM FLOOR AREA ALLOWED	=	0.504 acres (21,934 sq. ft.)
BASE SITE AREA	=	1,259 acres
MINIMUM LANDSCAPE SURFACE AREA	=	0.252 acres
MAXIMUM IMPERVIOUS AREA ALLOWED	=	1,007 acres (43,867 sq. ft.)

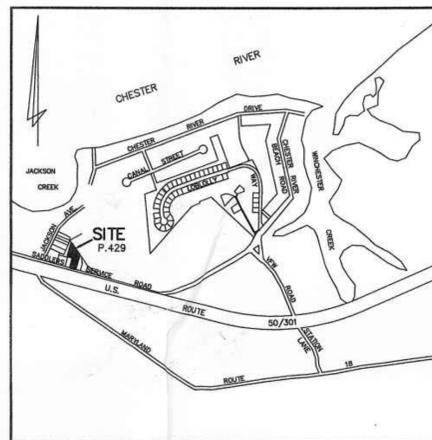
SITE STATISTICS

CURRENT USE - COMMERCIAL
PROPOSED USE - COMMERCIAL

GROSS AREA - IDA	=	54,834 sq. ft.± (1,259 ac.±)
CRITICAL AREA - IDA	=	54,834 sq. ft.± (1,259 ac.±)
BASE SITE AREA	=	54,834 sq. ft.± (1,259 ac.±)
AREA IN BUFFERYARDS	=	1,000 sq. ft.± (0.023 ac.±)
AREA WITHIN 100 Yr. FLOODPLAIN	=	40,183 sq. ft.± (0.923 ac.±)
AREA WITHIN RESOURCE PROTECTION	=	2,847 sq. ft.± (0.065 ac.±)
MAXIMUM FLOOR AREA ALLOWED (40%)	=	21,934 sq. ft.± (0.504 ac.±)
FLOOR AREA (EXISTING)	=	5,639 sq. ft.± (0.129 ac.±)
FLOOR AREA TO BE REMOVED (EXISTING)	=	0,000 sq. ft.± (0.000 ac.±)
FLOOR AREA (PROPOSED)	=	5,000 sq. ft.± (0.115 ac.±)
FLOOR AREA (TOTAL = 19.4%)	=	10,639 sq. ft.± (0.244 ac.±)
MAXIMUM IMPERVIOUS AREA ALLOWED (80%)	=	43,867 sq. ft.± (1.007 ac.±)
IMPERVIOUS AREA WITHIN BUFFERYARD	=	915 sq. ft.± (0.021 ac.±)
IMPERVIOUS AREA (EXISTING)	=	30,865 sq. ft.± (0.704 ac.±)
IMPERVIOUS AREA TO BE REMOVED (EXISTING)	=	1,000 sq. ft.± (0.023 ac.±)
NEW IMPERVIOUS AREA (PROPOSED)	=	4,492 sq. ft.± (0.103 ac.±)
IMPERVIOUS AREA (TOTAL = 64.1%)	=	35,157 sq. ft.± (0.807 ac.±)
LANDSCAPE AREA (REQUIRED) (20%)	=	10,967 sq. ft.± (0.252 ac.±)
LANDSCAPE AREA (EXISTING)	=	24,169 sq. ft.± (0.555 ac.±)
LANDSCAPE AREA (PROPOSED) = 35.9%	=	19,677 sq. ft.± (0.452 ac.±)

STANDARD SHORE BUFFER REDUCTION

AREA OF 300' WIDE SHORE BUFFER (Includes area of 100' Wide shore Buffer)	=	1,199 ac.± (52,224 sq. ft.)
EXISTING IMPERVIOUS IN 300' WIDE SHORE BUFFER	=	0.648 ac.± (28,206 sq. ft.)
EXISTING IMPERVIOUS TO BE REMOVED IN 300' SHORE BUFFER	=	0.000 ac.±
PROPOSED ADDITIONAL IMPERVIOUS IN 300' SHORE BUFFER	=	0.103 ac.± (4,492 sq. ft.)
TOTAL EXISTING AND PROPOSED ADDITIONAL IMPERVIOUS IN 300' SHORE BUFFER	=	0.751 ac.± (32,698 sq. ft.)
AREA OF APPROVED REDUCED 100' WIDE SHORE BUFFER	=	0.208 ac.± (9,075 sq. ft.)
EXISTING IMPERVIOUS IN 100' WIDE SHORE BUFFER	=	0.048 ac.± (2,070 sq. ft.)
EXISTING IMPERVIOUS TO BE REMOVED IN 100' SHORE BUFFER	=	0.000 ac.±
PROPOSED ADDITIONAL IMPERVIOUS IN 100' SHORE BUFFER	=	0.000 ac.±
TOTAL EXISTING AND PROPOSED ADDITIONAL IMPERVIOUS IN 100' SHORE BUFFER	=	0.048 ac.± (2,070 sq. ft.)



VICINITY MAP
SCALE 1" = 2000'

TABLE OF CONTENTS

SHEET C-01	-	TITLE SHEET
SHEET C-02	-	EXISTING CONDITIONS PLAT
SHEET C-03	-	SITE, GRADING AND SEDIMENT & EROSION CONTROL PLAN
SHEET C-04	-	MISCELLANEOUS SECTIONS
SHEET C-05	-	LANDSCAPE PLAN
SHEET C-06	-	MISCELLANEOUS SECTION AND DETAILS

PARKING REQUIREMENTS

REQUIRED PARKING FOR OFFICE USE (SECTION 18.1-83.G.(1)):	
4 spaces/1000 sq. ft. of office floor area;	
1832 sq. ft./1000 sq. ft.	= 1.83 or 2 spaces
REQUIRED PARKING FOR INDUSTRIAL/MANUFACTURING USE (SECTION 18.1-83.L.(1 & 3)):	
1 space/employee on largest work shift; and	
1 space per company vehicle stored on premises.	
5 EMPLOYEES	= 5 SPACES
2 COMPANY VEHICLES	= 2 SPACES
And;	
1 space/6000 sq. ft. of warehouse	
5,000 SQ. FT. WAREHOUSE	= 1 SPACE
NUMBER OF PARKING SPACES REQUIRED:	= 10 SPACES
NUMBER OF PARKING SPACES PROVIDED:	= 10 SPACES

DEPARTMENT OF LAND USE, GROWTH MANAGEMENT AND ENVIRONMENT CERTIFICATION

THIS IS TO CERTIFY THAT THIS MINOR SITE PLAN #05-07-08-0004-C WAS APPROVED BY THE DEPARTMENT OF LAND USE, GROWTH MANAGEMENT AND ENVIRONMENT ON THE _____ DAY OF _____, 2009.

J. STEVEN COHOON
CHIEF OF LAND USE AND ZONING

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE FACILITIES SHOWN ON THIS PLAN WERE CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND MEETS THE APPROVED PLANS AND SPECIFICATIONS.

SIGNATURE _____ P.E. No. _____
DATE _____

MAINTENANCE SCHEDULE

THE OWNER OF THE PROPERTY WILL ESTABLISH AN INSPECTION AND MAINTENANCE LOG UPON COMPLETION OF THE STORMWATER MANAGEMENT FACILITIES. THE LOG WILL BE UPDATED QUARTERLY OR AFTER ANY MAJOR STORM. THE LOG WILL BE MADE AVAILABLE FOR REVIEW UPON REQUEST BY THE QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS INSPECTION DIVISION.

SWALE/BIGRETENTION: THE INSPECTION WILL CONSIST OF, BUT NOT BE LIMITED TO, TRASH AND DEBRIS REMOVAL ON OR BLOCKING THE OUTFALL STRUCTURE. THE OUTFALL STRUCTURE WILL BE INSPECTED FOR ANY SIGNS OF DAMAGE OR DEBRIS. THE RIPRAP PAD WILL HAVE ALL WEEDS AND UNSIGHTLY VEGETATION REMOVED WHEN NECESSARY.

STORMWATER MANAGEMENT CERTIFICATION

I HEREBY CERTIFY AN "AS-BUILT" SURVEY OF THE STORMWATER MANAGEMENT FACILITY WILL BE PERFORMED AND IN THE EVENT THE "AS-BUILT" FACILITY DOES NOT SUBSTANTIALLY REFLECT THE STORMWATER FACILITY DESIGN, I SHALL HAVE THE CONTRACTOR AND/OR THE SUBCONTRACTOR, MAKE THE NECESSARY CHANGES OR MODIFICATIONS TO BRING THE STORMWATER FACILITY IN COMPLIANCE WITH THE DESIGN AS DIRECTED BY THE ENGINEER OF QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS.

SIGNATURE _____ DATE 08 12 07

TERZI PROPERTIES EASTERN SHORE, LLC
110 DEFENSE HIGHWAY
ANNAPOLIS, MARYLAND 21401
PHONE No. 1-410-573-0081

INSPECTION REQUIREMENTS DURING CONSTRUCTION

- FOR POND:
 - UPON COMPLETION OF EXCAVATION TO SUB-FOUNDATION AND WHEN REQUIRED, INSTALLATION OF STRUCTURAL SUPPORTS OR REINFORCEMENT FOR STRUCTURES, INCLUDING BUT NOT LIMITED TO:
 - CORE TRENCHES FOR STRUCTURAL EMBANKMENTS
 - INLET AND OUTLET STRUCTURES, ANTI-SEEP COLLARS OR DIAPHRAGMS, AND WATERIGHT CONNECTORS ON PIPES; AND
 - TRENCHES FOR ENCLOSED STORM DRAINAGE FACILITIES;
 - DURING PLACEMENT OF STRUCTURAL FILL, CONCRETE, AND INSTALLATION OF PIPING AND CATCH BASINS;
 - DURING BACKFILL OF FOUNDATIONS AND TRENCHES;
 - DURING EMBANKMENT CONSTRUCTION; AND
 - UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION.
- FOR SAND FILTERS/STORMWATER MANAGEMENT PLANTERS
 - UPON PLACEMENT OF STONE AND FILTER MEDIA
 - UNDER DRAINS AND STORMDRAIN CONNECTIONS
 - UPON FINAL GRADING AND/OR STABILIZATION WITH LANDSCAPING OR OTHER PERMANENT STABILIZATION.

GENERAL NOTES

- THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE INCURRED TO SUCH UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL TEST PIT AS TO VERIFY THE LOCATION AND INVERT OF EXISTING UTILITIES.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL COORDINATE CONSTRUCTION WITH THE UTILITY COMPANIES INVOLVED:

DELMARVA POWER & LIGHT COMPANY	1-800-375-7117
MISS UTILITY	1-800-441-8355
DMS & ASSOCIATES, LLC	1-443-262-9130
DEPARTMENT OF ENVIRONMENT	1-410-901-4020
Q.A. COUNTY DEPT. OF PUBLIC WORKS	1-410-758-0925
Q.A. COUNTY SANITARY DISTRICT	1-410-643-3535
- THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, AND MATERIALS FOR ANY MISCELLANEOUS OR TEST PIT EXCAVATIONS REQUIRED BY THE ENGINEER.
- ALL CONSTRUCTION SHALL BE MARKED FOR TRAFFIC AND PEDESTRIAN SAFETY. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH SECTION VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH QUEEN ANNE'S COUNTY STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR ASSUMES ALL RESPONSIBILITIES FOR ANY DEVIATIONS FROM THESE PLANS, UNLESS SAID DEVIATION IS APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL RECEIVE WRITTEN PERMISSION FROM THE ENGINEER IF A DEVIATION OF THE PLAN IS NECESSARY.
- ALL DISTURBED AREAS SHALL BE SMOOTHLY GRADED TO PROVIDE POSITIVE DRAINAGE IN THE DIRECTION OF FLOW ARRAYS HEREIN AND STABILIZED WITH TOPSOIL, SEED, AND MULCH. IF SETTLEMENT OCCURS, TOPSOIL, SEEDING AND MULCHING SHALL BE REPEATED UNTIL SETTLEMENT SUBSIDES (SEE EROSION AND SEDIMENT CONTROL SPECIFICATIONS).
- ALL TRASH, TREES, AND UNDERBRUSH ARE TO BE CLEARED AND REMOVED OFF SITE TO AN APPROVED DUMP SITE BY THE CONTRACTOR.
- ANY EXCESS EXCAVATED MATERIAL SHALL BE REMOVED OFF SITE BY THE CONTRACTOR OR MATERIAL SHALL BE PLACED ON SITE AS DIRECTED BY THE ENGINEER AND/OR OWNER.
- ANY EXISTING SURVEY MONUMENTATION THAT IS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- ALL FILL AREAS WITHIN LIMITS OF ROADWAY CONSTRUCTION AND OTHER AREAS AS DESIGNATED ON THESE PLANS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY AND LAID AND COMPACTED IN 8" LIFTS MAXIMUM.
- TRENCHES SHALL NOT REMAIN OPEN OVERNIGHT. IF IT IS NECESSARY FOR TRENCHES TO REMAIN OPEN, STEEL PLATES, CAPABLE OF TRAFFIC BEARING, SHALL BE USED TO COMPLETELY COVER THE TRENCH.
- SEE ADDITIONAL SPECIFICATIONS PREPARED JANUARY, 1998, EDITION OF "SPECIFICATIONS FOR CONSTRUCTION OF SEWER COLLECTION, SEWER TRANSMISSION AND WATER DISTRIBUTION LINES", ON FILE WITH THE QUEEN ANNE'S COUNTY SANITARY DISTRICT. IN ADDITION, ALL HARDWARE (i.e., NUTS, BOLTS, WASHERS, RESTRAINING RODS, ETC.) SHALL BE 304 STAINLESS STEEL. CONTRACTOR IS TO REPLACE ANY PLAIN OR GALVANIZED STEEL HARDWARE SUPPLIED BY THE MANUFACTURE, INCLUDING BONNET BOLTS ON DIVISION VALVE, WITH STAINLESS STEEL.
- ALL SEWER VALVES, BOXES AND FRAMES & COVERS SHALL BE SET AND ADJUSTED TO FINISHED GRADE.
- CONTRACTOR IS TO SCHEDULE A PRECONSTRUCTION MEETING WITH QUEEN ANNE'S COUNTY ENGINEERS AND OTHER INVOLVED PARTIES AT LEAST TWO (2) WEEKS BEFORE CONSTRUCTION.
- CONTRACTOR MUST PROVIDE MONUMENTED SURVEY MARKERS PER PUBLIC WORKS AGREEMENT.
- THE DEVELOPER SHALL COORDINATE WITH THE COUNTY TO SCHEDULE INSTALLATION OF ALL NECESSARY ROADWAY SAFETY SIGNAGE AND ROAD NAME BLADES. SIGNAGE SHALL BE INSTALLED AT THE START OF CONSTRUCTION AND MAINTAINED BY THE COUNTY THROUGHOUT THE COMPLETION OF THE WORK AT THE EXPENSE OF THE DEVELOPER. THE DEVELOPER SHALL PAY INVOICES UPON RECEIPT FROM THE COUNTY.
- ALL PVC, PE, AND HDPE PIPE, OTHER THAN PIPE RUNS BETWEEN GRAVITY HAVE A CONTINUOUS, SINGLE STRAND, 8-GAUGE UNCOATED COPPER TRACER W/ PIPE. THE WIRE SHALL BE STUBBED INTO ALL METER PITS, VACUUM VALVE PIT VALVE BOXES.
- ONCE CONSTRUCTION IS COMPLETE, AS-BUILT PLAN CERTIFICATION SHALL BE PROVIDED BY A PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MARYLAND TO ENSURE ALL CONSTRUCTION IS IN COMPLIANCE WITH THE SPECIFICATIONS AND A
- CONTRACTOR SHALL COMPLY WITH THE LETTER OF AUTHORIZATION FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR WORK WITHIN NONTIDAL WETLANDS. AUTHORIZATION # 2007064238.

Received
1/12/10

	DATE	REVISION	TITLE SHEET	DATE	SCALE
	8-26-08	PER LUGME COMMENTS OF 11-01-07	FOR	JUNE '07	AS SHOWN
	8-12-09	PER LUGME COMMENTS OF 9-18-08	TERZI PROPERTIES EASTERN SHORE, LLC	2006063	DRAWN BY C.C.J.
	12-22-09	PER LUGME COMMENTS OF 9-08-09	TAX MAP - 58A, GRID - 14, PARCEL - 429	FOLDER Ref. 58A-2006063	DESIGNED BY WTD, Jr.
DAVIS, MOORE, SHEARON & ASSOCIATES, LLC ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING P.O. BOX 80 CENTREVILLE, MARYLAND 21617 PHONE : 1-443-262-9130 FAX : 1-443-262-9149			FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND PREPARED FOR : GRANITE/MARBLE, INC.		SHEET No. - C-01 CADD FILE - 06063-C01

MINOR SITE PLAN FOR

TERZI PROPERTIES EASTERN SHORE, LLC GRASONVILLE

FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND

PREPARED FOR : GRANITE/MARBLE CORPORATION

STATEMENT OF PURPOSE AND INTENT

THE PURPOSE OF THIS MINOR SITE PLAN IS TO RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF LAND USE, GROWTH MANAGEMENT AND ENVIRONMENT FOR A 5,000 sq. ft. COMMERCIAL BUILDING TO BE ADDED TO THE SITE FOR THE PURPOSE OF PROVIDING ADDITIONAL WAREHOUSE-TYPE STORAGE SPACE FOR MARBLE AND GRANITE WHICH IS PROCESSED ON SITE BY GRANITE & MARBLE CORPORATION FOR USE IN RESIDENTIAL AND BUSINESS INTERIORS. THIS PLAN QUALIFIES AS A MINOR SITE PLAN ACCORDING TO SECTION 18-1-141.(2) OF THE COUNTY CODE. THERE IS A 1832 SQ. FT. ONE-STORY BUILDING FRONTING SADDLER SERVICE ROAD THAT IS BEING USED FOR OFFICES AND ONE 3807 SQ. FT. BUILDING THAT IS USED FOR THE PROCESSING OF THE MARBLE AND GRANITE. THE PROPOSED 5000 SQ. FT. BUILDING WILL BE CONSTRUCTED OUTSIDE THE 100' WIDE SHORE BUFFER ON EXISTING IMPERVIOUS SURFACE. A PERMIT TO DISTURB A MINIMUM AMOUNT OF NONTIDAL WETLANDS AND NONTIDAL WETLAND BUFFER FOR THE MANAGEMENT OF STORMWATER IS BEING SOUGHT CONCURRENTLY WITH THIS APPLICATION AND IS PENDING AT THIS TIME. ADDITIONAL IMPERVIOUS AREA IS BEING CREATED ON THE SOUTH SIDE OF THE BUILDING OUTSIDE THE 100' WIDE SHORE BUFFER TO PROVIDE ACCESS TO THE PROPOSED BUILDING'S SOUTHERN DOORS. PARKING IS PROVIDED FOR OFFICE AND MANUFACTURING USES AND MEETS COUNTY CODE.

NOTES

- PROPERTY LINE INFORMATION SHOWN HEREON IS TAKEN FROM DEED INFORMATION ONLY AND IS NOT THE RESULT OF A FIELD RUN SURVEY AT THIS TIME. THE PHYSICAL ADDRESS OF THIS SITE IS 301 SADDLER SERVICE ROAD, GRASONVILLE, MARYLAND.
- FOR DEED REFERENCE, SEE LIBER S.M. 1391, FOLIO 1.
- CURRENT ZONING CLASSIFICATION IS "UC" (URBAN COMMERCIAL).
- THE PROPERTY IS ENTIRELY LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA DESIGNATION - IDA.
- THE SITE IS EXEMPT FROM THE INTERIM ADEQUATE PUBLIC FACILITIES ORDINANCE, SECTION 28-8(E) OF THE QUEEN ANNE'S COUNTY CODE AS DETERMINED BY THE DEPARTMENT OF PLANNING & ZONING OF QUEEN ANNE'S COUNTY'S AND STATED IN A LETTER OF EXEMPTION APFO/EX-82, DATED FEBRUARY 13, 2007.

6. SITE IS SHOWN LOCATED ENTIRELY WITHIN 100 YEAR FLOODPLAIN "A-B" (ELEV. 7) AS SCALED FROM FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 240054 0047B, EFFECTIVE DATE 9-28-84. HOWEVER, FIELD RUN TOPOGRAPHY BY McCRONE, INC., ESTABLISHES ELEVATION 7 ON SITE AS THE BASE FLOOD ELEVATION IN FEET WHERE INFORM WITHIN ZONE REFERENCED TO THE NGVD DATUM OF 1929, PLACING 0.923 AC. (40,183 sq. ft.) OF THE GROSS SITE AREA WITHIN THE 100-YEAR FLOODPLAIN.

7. TOPOGRAPHICAL CONTOURS AND EXISTING IMPROVEMENTS SHOWN HEREON ARE THE RESULT OF FIELD RUN TOPOGRAPHY BY McCRONE, INC., DATED DECEMBER, 2006.

8. TIDAL AND NONTIDAL WETLANDS LOCATED ON SITE HAVE BEEN FIELD DELINEATED BY McCARTHY & ASSOCIATES, FIELD LOCATED JANUARY 31, 2007 BY McCRONE, INC. AND ACCURATELY DEPICTED ON THESE PLANS.

9. SOILS SHOWN HEREON ARE PIB (PINEYNECK SILT LOAM), OTHELLO SILT LOAM (O1) AND BESTPITCH PEAT (Bp) AS DETERMINED FROM SOILS SURVEY MAP NO. 32 OF QUEEN ANNE'S COUNTY COMPLETED IN 1994.

10. PUBLIC SEWER WILL BE UTILIZED FOR SEWAGE DISPOSAL. THE SUBJECT PROPERTY IS LOCATED IN SANITARY SUBDISTRICT 'J'. A PRIVATE WATER SYSTEM WILL BE UTILIZED FOR POTABLE WATER SUPPLY. THE EXISTING WELL ON PARCEL 430 CURRENTLY SERVES THE USES ON PARCELS 429 AND 430. THE QUEEN ANNE'S COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH WILL REQUIRE A NEW WELL TO BE INSTALLED ON PARCEL 429 WITH THE EXISTING USES AND PROPOSED BUILDING BEING SERVED WITH POTABLE WATER FROM THE NEW WELL. THE EXISTING WELL ON PARCEL 430 SHALL REMAIN TO SERVE THE EXISTING USES ON THAT PARCEL. A GROUNDWATER APPROPRIATION PERMIT HAS BEEN APPLIED FOR.

11. THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION ACT, IN ACCORDANCE WITH THE FOREST CONSERVATION ORDINANCE, SECTION 18-2-4(3) OF THE QUEEN ANNE'S COUNTY CODE, IN THAT THE PROPOSED DEVELOPMENT IS LOCATED ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

12. ALL AREAS OF THE SITE NOT COVERED BY IMPERVIOUS SURFACES ARE TO BE TO BE MAINTAINED OR ESTABLISHED IN VEGETATION PER CHAPTER 14, PART 6, ARTICLE IX, SUBSECTION 14-1-37.D.(3) OF THE COUNTY CODE.

13. THERE ARE NO STATE OR FEDERAL RECORDS OF RARE, THREATENED OR ENDANGERED SPECIES WITHIN THE BOUNDARIES OF THE SITE AS ESTABLISHED BY THE WILDLIFE AND HERITAGE SERVICES, MARYLAND DEPARTMENT OF NATURAL RESOURCES BY LETTER DATED MAY 7, 2007.

14. THERE IS NO PLANNED USE TO PROVIDE FOR ANY OUTSIDE DISPLAY OR STORAGE AREAS.

14. BUILDING SETBACKS (REQUIRED):

FRONT = 35'
REAR = 10'
SIDE = 10'

MAXIMUM BUILDING HEIGHT:
PERMITTED BUILDING HEIGHT = 45'
PROPOSED BUILDING HEIGHT = 22.8'

BASE SITE AREA - CRITICAL AREA (IDA)

GROSS SITE AREA	=	1,259 acres (54,834 sq. ft.)
NONCONTIGUOUS LAND	=	0.000 acres
LAND IN UPLAND PORTION OF THE SITE	=	0.000 acres
BASE SITE AREA	=	1,259 acres (54,834 sq. ft.)
RESOURCE PROTECTION LAND		
RESOURCE	OPEN SPACE RATIO	RESOURCE LAND
*SHORE BUFFER (100' wide)	1.00	0.208 acres
STEEP SLOPES	1.00	0.000 acres
STREAMS/STREAM BUFFERS	1.00	0.000 acres
WETLANDS	1.00	0.005 acres
EROSION HAZARDOUS AREAS	1.00	0.000 acres
MATURE HARDWOODS	0.20	0.000 acres
TOTAL LAND IN RESOURCE		0.273 acres
TOTAL RESOURCE PROTECTION LAND		0.273 acres

*Note: More than 95% of the site (52,224 sq. ft. or 1,199 ac.) is within the 300' wide Standard Shore Buffer. Standard Shore Buffer reduction permitted per Section 18-1-67.B. & C.

DETERMINATION OF SITE CAPACITY

BASE SITE AREA	=	1,259 acres (54,834 sq. ft.)
LANDSCAPE SURFACE RATIO (LSR)	X	0.20
REQUIRED LANDSCAPE SURFACE	=	0.252 acres (10,967 sq. ft.)
BASE SITE AREA	=	1,259 acres
FLOOR AREA RATIO (FAR)	X	0.40
MAXIMUM FLOOR AREA ALLOWED	=	0.504 acres (21,934 sq. ft.)
BASE SITE AREA	=	1,259 acres
MINIMUM LANDSCAPE SURFACE AREA	=	0.252 acres
MAXIMUM IMPERVIOUS AREA ALLOWED	=	1.007 acres (43,867 sq. ft.)

SITE STATISTICS

CURRENT USE - COMMERCIAL
PROPOSED USE - COMMERCIAL

GROSS AREA	=	54,834 sq. ft.± (1.259 ac.±)
CRITICAL AREA - IDA	=	54,834 sq. ft.± (1.259 ac.±)
BASE SITE AREA	=	54,834 sq. ft.± (1.259 ac.±)
AREA IN BUFFERYARDS	=	1,000 sq. ft.± (0.023 ac.±)
AREA WITHIN 100 Yr. FLOODPLAIN	=	40,183 sq. ft.± (0.923 ac.±)
AREA WITHIN RESOURCE PROTECTION	=	2,847 sq. ft.± (0.065 ac.±)

MAXIMUM FLOOR AREA ALLOWED (40%)	=	21,934 sq. ft.± (0.504 ac.±)
FLOOR AREA (EXISTING)	=	5,639 sq. ft.± (0.129 ac.±)
FLOOR AREA TO BE REMOVED (EXISTING)	=	0,000 sq. ft.± (0.000 ac.±)
FLOOR AREA (PROPOSED)	=	5,000 sq. ft.± (0.115 ac.±)
FLOOR AREA (TOTAL = 19.4%)	=	10,639 sq. ft.± (0.244 ac.±)

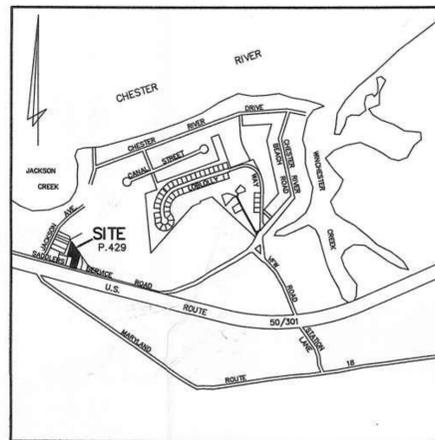
MAXIMUM IMPERVIOUS AREA ALLOWED (80%)	=	43,867 sq. ft.± (1.007 ac.±)
IMPERVIOUS AREA WITHIN BUFFERYARD	=	915 sq. ft.± (0.021 ac.±)
IMPERVIOUS AREA (EXISTING)	=	30,665 sq. ft.± (0.704 ac.±)
IMPERVIOUS AREA TO BE REMOVED (EXISTING)	=	000 sq. ft.± (0.000 ac.±)
NEW IMPERVIOUS AREA (PROPOSED)	=	4,992 sq. ft.± (0.113 ac.±)
IMPERVIOUS AREA (TOTAL = 64.1%)	=	35,157 sq. ft.± (0.807 ac.±)

LANDSCAPE AREA (REQUIRED) (20%)	=	10,967 sq. ft.± (0.252 ac.±)
LANDSCAPE AREA (EXISTING)	=	24,169 sq. ft.± (0.555 ac.±)
LANDSCAPE AREA (PROPOSED)	=	19,677 sq. ft.± (0.452 ac.±)

STANDARD SHORE BUFFER REDUCTION

AREA OF 300' WIDE SHORE BUFFER (includes area of 100' Wide shore Buffer)	=	1.199 ac.± (52,224 sq. ft.)
EXISTING IMPERVIOUS IN 300' WIDE SHORE BUFFER	=	0.648 ac.± (28,206 sq. ft.)
EXISTING IMPERVIOUS TO BE REMOVED IN 300' SHORE BUFFER	=	0.000 ac.±
PROPOSED ADDITIONAL IMPERVIOUS IN 300' SHORE BUFFER	=	0.103 ac.± (4,492 sq. ft.)
TOTAL EXISTING AND PROPOSED ADDITIONAL IMPERVIOUS IN 300' SHORE BUFFER	=	0.751 ac.± (32,698 sq. ft.)

AREA OF APPROVED REDUCED 100' WIDE SHORE BUFFER	=	0.208 ac.± (9,075 sq. ft.)
EXISTING IMPERVIOUS IN 100' WIDE SHORE BUFFER	=	0.048 ac.± (2,070 sq. ft.)
EXISTING IMPERVIOUS TO BE REMOVED IN 100' SHORE BUFFER	=	0.000 ac.±
PROPOSED ADDITIONAL IMPERVIOUS IN 100' SHORE BUFFER	=	0.000 ac.±
TOTAL EXISTING AND PROPOSED ADDITIONAL IMPERVIOUS IN 100' SHORE BUFFER	=	0.048 ac.± (2,070 sq. ft.)



VICINITY MAP

SCALE 1" = 2000'

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SHEET C-02	-	EXISTING CONDITIONS PLAT
SHEET C-03	-	SITE, GRADING AND SEDIMENT & EROSION CONTROL PLAN
SHEET C-04	-	MISCELLANEOUS SECTIONS
SHEET C-05	-	LANDSCAPE PLAN
SHEET C-06	-	MISCELLANEOUS SECTION AND DETAILS

PARKING REQUIREMENTS

REQUIRED PARKING FOR OFFICE USE (SECTION 18-1-83.G(1)):	
4 spaces/1000 sq. ft. of office floor area;	
1832 sq. ft./1000 sq.ft.	= 1.83 or 2 spaces
REQUIRED PARKING FOR INDUSTRIAL/MANUFACTURING USE (SECTION 18-1-83.L(1 & 3)):	
1 space/employee on largest work shift; and	
1 space per company vehicle stored on premises.	
5 EMPLOYEES	= 5 SPACES
2 COMPANY VEHICLES	= 2 SPACES
And;	
1 space/6000 sq. ft. of warehouse	
5,000 SQ. FT. WAREHOUSE	= 1 SPACE
NUMBER OF PARKING SPACES REQUIRED:	= 10 SPACES
NUMBER OF PARKING SPACES PROVIDED:	= 10 SPACES

DEPARTMENT OF LAND USE, GROWTH MANAGEMENT AND ENVIRONMENT CERTIFICATION

THIS IS TO CERTIFY THAT THIS MINOR SITE PLAN #05-07-08-0004-C WAS APPROVED BY THE DEPARTMENT OF LAND USE, GROWTH MANAGEMENT AND ENVIRONMENT ON THE _____ DAY OF _____, 2009.

J. STEVEN COHON
CHIEF OF LAND USE AND ZONING

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING
P.O. BOX 80
CENTREVILLE, MARYLAND 21617
PHONE : 1-443-262-9130
FAX : 1-443-262-9148

DATE	REVISION
8-28-08	PER LUGUE COMMENTS OF 11-01-07
8-12-09	PER LUGUE COMMENTS OF 9-19-08
12-22-09	PER LUGUE COMMENTS OF 9-08-09

TITLE SHEET
FOR
TERZI PROPERTIES EASTERN SHORE, LLC
TAX MAP - 58A, GRID - 14, PARCEL - 429
FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND
PREPARED FOR : GRANITE/MARBLE, INC.

DATE	SCALE
JUNE '07	AS SHOWN
2006063	DRAWN BY C.C.J.
58A-2006063	DESIGNED BY W.D.Jr.
SHEET No. - C-01	
CADD FILE - 06063-C01	

ASBUILT CERTIFICATION

I HEREBY CERTIFY THAT THE FACILITIES SHOWN ON THIS PLAN WERE CONSTRUCTED AS SHOWN ON THE "ASBUILT" PLANS AND MEETS THE APPROVED PLANS AND SPECIFICATIONS.

SIGNATURE _____ P.E. No. _____

DATE _____

MAINTENANCE SCHEDULE

THE OWNER OF THE PROPERTY WILL ESTABLISH AN INSPECTION AND MAINTENANCE LOG UPON COMPLETION OF THE STORMWATER MANAGEMENT FACILITIES. THE LOG WILL BE UPDATED QUARTERLY OR AFTER ANY MAJOR STORM. THE LOG WILL BE MADE AVAILABLE FOR REVIEW UPON REQUEST BY THE QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS INSPECTION DIVISION.

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SIGNATURE _____ DATE 08 12 07

TERZI PROPERTIES EASTERN SHORE, LLC
110 DEFENSE HIGHWAY
ANNAPOLIS, MARYLAND 21401
PHONE No. 1-410-573-0081

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 - MSS UTILITY 1-800-441-8355
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 - Q.A. COUNTY DEPT. OF PUBLIC WORKS 1-410-758-0925
 - Q.A. COUNTY SANITARY DISTRICT 1-410-643-3535
 - THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, AND MATERIALS FOR ANY MISCELLANEOUS OR TEST PIT EXCAVATIONS REQUIRED BY THE ENGINEER.
 - ALL CONSTRUCTION SHALL BE MARKED FOR TRAFFIC AND PEDESTRIAN SAFETY. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH SECTION VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH QUEEN ANNE'S COUNTY STANDARDS AND SPECIFICATIONS.
 - THE CONTRACTOR ASSUMES ALL RESPONSIBILITIES FOR ANY DEVIATIONS FROM THESE PLANS, UNLESS SAID DEVIATION IS APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL RECEIVE WRITTEN PERMISSION FROM THE ENGINEER IF A DEVIATION OF THE PLAN IS NECESSARY.
 - ALL DISTURBED AREAS SHALL BE SMOOTHLY GRADED TO PROVIDE POSITIVE DRAINAGE IN THE DIRECTION OF FLOW ARROWS HEREIN AND STABILIZED WITH TOPSOIL, SEED, AND MULCH. IF SETTLEMENT OCCURS, TOPSOIL, SEEDING AND MULCHING SHALL BE REPEATED UNTIL SETTLEMENT SUBSIDES (SEE EROSION AND SEDIMENT CONTROL SPECIFICATIONS).
 - ALL TRASH, TREES, AND UNDERBRUSH ARE TO BE CLEARED AND REMOVED OFF SITE TO AN APPROVED DUMP SITE BY THE CONTRACTOR.
 - ANY EXCESS EXCAVATED MATERIAL SHALL BE REMOVED OFF SITE BY THE CONTRACTOR OR MATERIAL SHALL BE PLACED ON SITE AS DIRECTED BY THE ENGINEER AND/OR OWNER.
 - ANY EXISTING SURVEY MONUMENTATION THAT IS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
 - ALL FILL AREAS WITHIN LIMITS OF ROADWAY CONSTRUCTION AND OTHER AREAS AS DESIGNATED ON THESE PLANS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY AND LAID AND COMPACTED IN 8" LIFTS MAXIMUM.
 - TRENCHES SHALL NOT REMAIN OPEN OVERNIGHT. IF IT IS NECESSARY FOR TRENCHES TO REMAIN OPEN, STEEL PLATES, CAPABLE OF TRAFFIC BEARING, SHALL BE USED TO COMPLETELY COVER THE TRENCH.
 - SEE ADDITIONAL SPECIFICATIONS PREPARED JANUARY, 1998, EDITION OF "SPECIFICATIONS FOR CONSTRUCTION OF SEWER COLLECTION, SEWER TRANSMISSION AND WATER DISTRIBUTION LINES", ON FILE WITH THE QUEEN ANNE'S COUNTY SANITARY DISTRICT. IN ADDITION, ALL HARDWARE (i.e., NUTS, BOLTS, WASHERS, RESTRAINING RODS, ETC.) SHALL BE 304 STAINLESS STEEL. CONTRACTOR IS TO REPLACE ANY PLAIN OR GALVANIZED STEEL HARDWARE SUPPLIED BY THE MANUFACTURE, INCLUDING BONNET BOLTS ON DIVISION VALVE, WITH STAINLESS STEEL.
 - ALL SEWER VALVES, BOXES AND FRAMES & COVERS SHALL BE SET AND ADJUSTED TO FINISHED GRADE.
 - CONTRACTOR IS TO SCHEDULE A PRECONSTRUCTION MEETING WITH QUEEN ANNE'S COUNTY ENGINEERS AND OTHER INVOLVED PARTIES AT LEAST TWO (2) WEEKS BEFORE CONSTRUCTION.
 - CONTRACTOR MUST PROVIDE MONUMENTED SURVEY MARKERS PER PUBLIC WORKS AGREEMENT.
 - THE DEVELOPER SHALL COORDINATE WITH THE COUNTY TO SCHEDULE INSTALLATION OF ALL NECESSARY ROADWAY SAFETY SIGNAGE AND ROAD NAME BLADES. SIGNAGE SHALL BE INSTALLED AT THE START OF CONSTRUCTION AND MAINTAINED BY THE COUNTY THROUGHOUT THE COMPLETION OF THE WORK AT THE EXPENSE OF THE DEVELOPER. THE DEVELOPER SHALL PAY INVOICES UPON RECEIPT FROM THE COUNTY.
 - ALL PVC, PE, AND HDPE PIPE, OTHER THAN PIPE RUNS BETWEEN GRAVITY SEWER MANHOLES, SHALL HAVE A CONTINUOUS, SINGLE STRAND, 8-GAUGE UNCOATED COPPER TRACER WIRE LOCATED BENEATH THE PIPE. THE WIRE SHALL BE STUBBED INTO ALL METER PITS, VACUUM VALVE PITS, CLEANOUTS, AND DIVISION VALVE BOXES.
 - ONCE CONSTRUCTION IS COMPLETE, AS-BUILT PLAN CERTIFICATION SHALL BE SUBMITTED BY EITHER A PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MARYLAND TO ENSURE ALL CONSTRUCTION IS IN COMPLIANCE WITH THE SPECIFICATIONS AND APPROVED PLANS.
 - CONTRACTOR SHALL COMPLY WITH THE LETTER OF AUTHORIZATION FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR WORK WITHIN NONTIDAL WETLANDS. AUTHORIZATION # 2007064236.

LEGEND

- DENOTES DEED POINT (UNLESS OTHERWISE NOTED)
 - EXISTING CONTOUR
 - * 3.58 EXISTING SPOT ELEVATION
 - EXISTING NONTIDAL WETLAND LIMITS
 - NONTIDAL WETLAND SYMBOLS
 - EXISTING TIDAL WETLAND LIMITS
 - TIDAL WETLAND SYMBOLS
 - EXISTING CONTOUR 7 IS THE LIMITS OF THE 100-YEAR FLOODPLAIN
 - ⊕ EXISTING SEWER CLEANOUT
 - ⊙ EXISTING SEWER MANHOLE
 - ⊥ EXISTING UTILITY POLE
 - EXISTING SPLIT RAIL FENCE
 - EXISTING 4" GRAVITY SEWER LINE
 - PROPOSED CONCENTRATED DRAINAGE FLOW
 - INTENDED SHEET FLOW
 - PROPOSED TRAFFIC FLOW
 - LIMITS OF DISTURBANCE
 - SF SILT FENCE
 - 10.15 PROPOSED SPOT ELEVATION
 - 10.75 PROPOSED TOP OF CURB ELEVATION
- AREA SHOWN [Pattern] IS AREA OF EXISTING GRAVEL
 - AREA SHOWN [Pattern] IS AREA OF EXISTING ASPHALT
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 - AREA SHOWN [Pattern] IS AREA OF PROPOSED TRENCH REPAIR
 - AREA SHOWN [Pattern] IS AREA OF BIOSWALE
 - AREA SHOWN [Pattern] IS AREA OF INFILTRATION STORMWATER PLANTER

STORMWATER OUTFALL STATEMENT

RUNOFF FROM THE SURFACE SAND FILTER IS TO DRAIN VIA THE TRAPEZOIDAL DITCH TO THE NONTIDAL AND TIDAL WETLANDS ADJACENT TO THE SITE. RUNOFF FROM EXISTING IMPERVIOUS SURFACES SHEET FLOW DIRECTLY TO THE NONTIDAL AND TIDAL WETLANDS ADJACENT TO THE SITE.

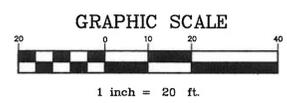
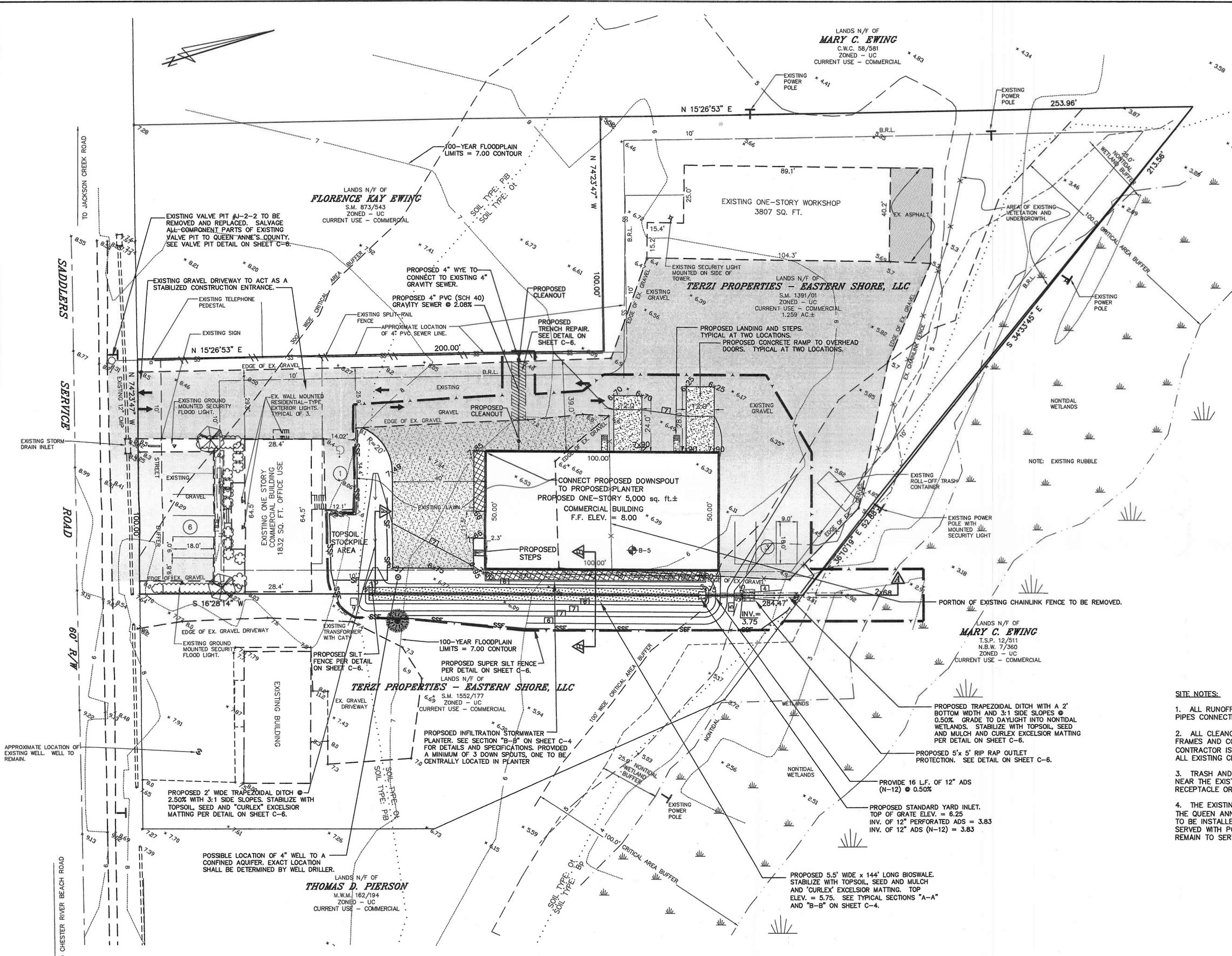
SITE NOTES:

1. ALL RUNOFF FROM THE NEW BUILDING IS TO BE DIRECTED TO THE SURFACE SAND FILTER BY PIPES CONNECTED TO DOWNSPOUTS.
2. ALL CLEANOUTS (EXISTING AND PROPOSED) ARE TO BE PROVIDED WITH TRAFFIC BEARING FRAMES AND COVERS. CONTRACTOR IS TO COORDINATE WITH THE QUEEN ANNE'S COUNTY SANITARY DISTRICT TO UNCOVER ALL EXISTING CLEANOUTS AND PROVIDE THEM WITH TRAFFIC BEARING FRAMES AND COVERS.
3. TRASH AND DEBRIS THROUGHOUT THE SITE AND ESPECIALLY LOCATED IN THE WETLANDS AND NEAR THE EXISTING DUMPSTER IS TO BE REMOVED AND DISPOSED OF EITHER IN AN ON-SITE RECEPTACLE OR OFFSITE AT AN APPROVED DUMP SITE.
4. THE EXISTING WELL ON PARCEL 430 CURRENTLY SERVES THE USES ON PARCELS 429 AND 430. THE QUEEN ANNE'S COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH WILL REQUIRE A NEW WELL TO BE INSTALLED ON PARCEL 429 WITH THE EXISTING USES AND PROPOSED BUILDING BEING SERVED WITH POTABLE WATER FROM THE NEW WELL. THE EXISTING WELL ON PARCEL 430 SHALL REMAIN TO SERVE THE EXISTING USES ON THAT PARCEL.

SEDIMENT AND EROSION CONTROL NOTES:

- 1) SEDIMENT AND EROSION CONTROL WILL BE STRICTLY ENFORCED.
- 2) FOLLOWING INITIAL DISTURBANCE, PERMANENT TEMPORARY, STABILIZATION SHALL BE COMPLETED SEVEN (7) CALENDAR DAYS ON ALL PERIMETER (AND SLOPES GREATER THAN 3:1 AND FOURTEEN ON ALL OTHER DISTURBED AREAS ON THE SITE.

Received
1/12/10



RECEIVED
JAN 12 2010
CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

1/12/10
QUEEN ANNE SOL CONSERVATION DISTRICT

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THE DOCUMENTS WERE PREPARED OR APPROVED BY ME, A LICENSED PROFESSIONAL ENGINEER UNDER THE MARYLAND LICENSE NO. 17660, EXPIRES 12/31/2014.

Wm. Moore Shearon
12-22-09
DATE SEAL

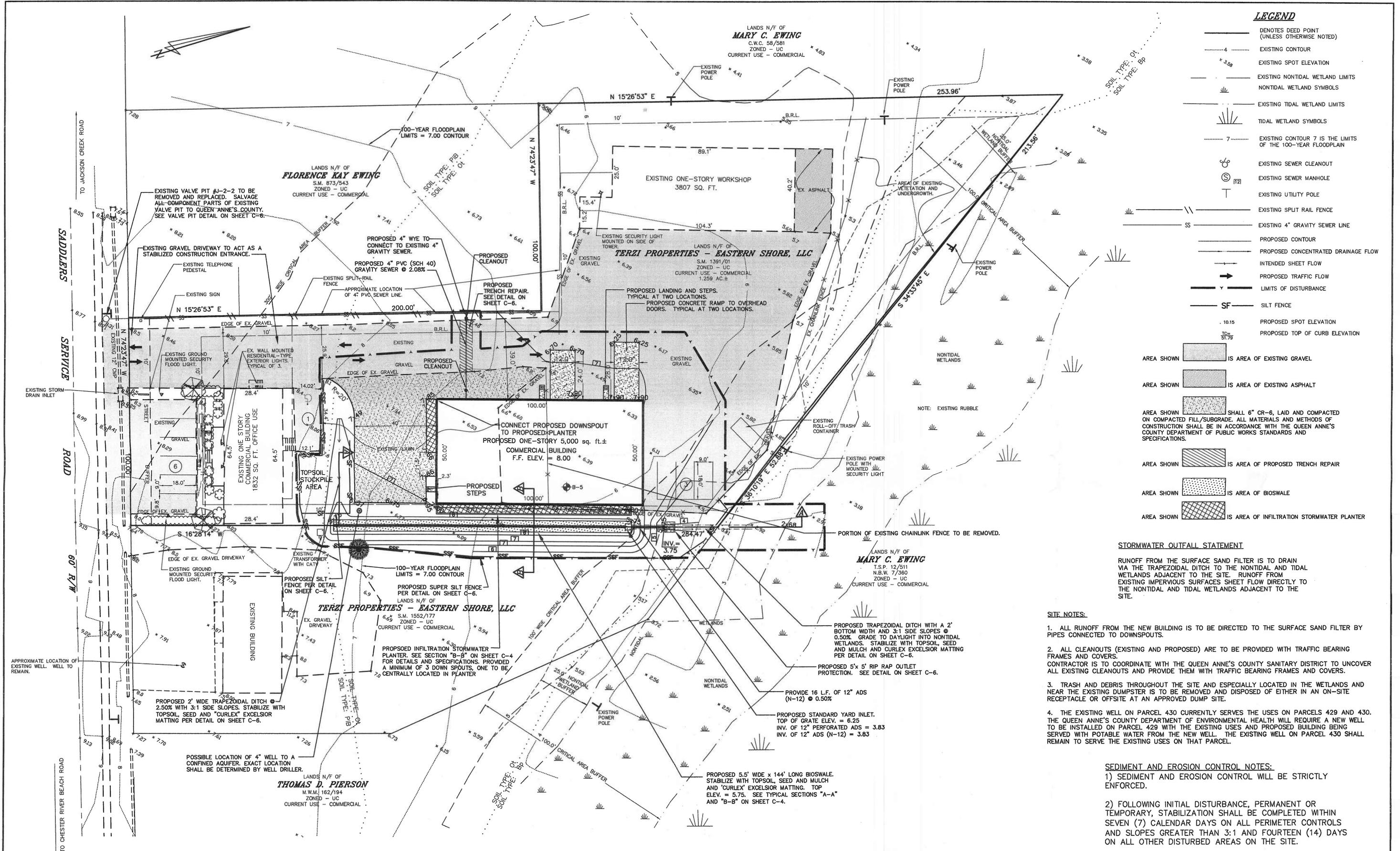
DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING

P.O. BOX 80
CENTREVILLE, MARYLAND 21617
PHONE : 1-443-262-9130
FAX : 1-443-262-9148

DATE	REVISION
8-26-08	PER LOGME COMMENTS OF 11-20-07
8-12-09	PER LOGME COMMENTS OF 8-12-09
12-22-09	PER LOGME COMMENTS OF 9-08-09

SITE PLAN	
FOR TERZI PROPERTIES EASTERN SHORE, LLC	
GRASONVILLE	
TAX MAP - 58A, GRID - 14, PARCEL - 429	
FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND	
PREPARED FOR : GRANITE/MARBLES CORP.	

DATE	SCALE
JUNE '07	1" = 20'
JOB No. 2006063	DRAWN BY WJM/CGJ
FOLDER Ref. 58-2006063	DESIGNED BY WTD, Jr.
SHEET No. - C-03	
CADD FILE - 06063-C03	



LEGEND

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- - - - - EXISTING CONTOUR
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- ⊕ EXISTING UTILITY POLE
- EXISTING SPLIT RAIL FENCE
- SS EXISTING 4" GRAVITY SEWER LINE
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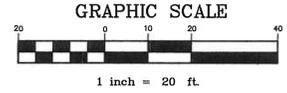
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RECEIVED
 JAN 12 2010
 CRITICAL AREA COMMISSION
 Chesapeake & Atlantic Coastal Bays

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THE DOCUMENTS WERE PREPARED OR APPROVED BY ME, A LICENSED PROFESSIONAL ENGINEER UNDER THE MARYLAND LICENSE NO. 17660
 DATE 12-22-09
 W.M. Shearon
 DATE 12-22-09 SEAL

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
 ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING
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 FOR
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LANDS N/F OF
MARY C. EWING
C.W.C. 58/581
ZONED - UC
CURRENT USE - COMMERCIAL

LANDS N/F OF
FLORENCE KAY EWING
S.M. 873/543
ZONED - UC
CURRENT USE - COMMERCIAL

LANDS N/F OF
TERZI PROPERTIES - EASTERN SHORE, LLC
S.M. 1552/177
ZONED - UC
CURRENT USE - COMMERCIAL

LANDS N/F OF
THOMAS D. PIERSON
M.W.M. 162/194
ZONED - UC
CURRENT USE - COMMERCIAL

LEGEND

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- 10.78 PROPOSED TOP OF CURB ELEVATION

AREA SHOWN [Hatched Box] SHALL 6" CR-6, LAID AND COMPACTED ON COMPACTED FILL/SUBGRADE. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS.

AREA SHOWN [Cross-hatched Box] IS EXISTING IMPERVIOUS AREA TO BE REMOVED AND DISPOSED OF OFF SITE AT AN APPROVED LANDFILL AND CONVERTED TO LAWN. SPREAD TOPSOIL TO MATCH EXISTING GRADE, SEED AND MULCH.

STORMWATER OUTFALL STATEMENT

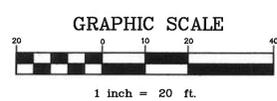
RUNOFF FROM THE WET SWALE IS TO DRAIN VIA THE RIP RAP OUTLET WEIR TO THE NONTIDAL AND TIDAL WETLANDS ADJACENT TO THE SITE.

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SADDLERS SERVICE ROAD

60' R/W



<p>FOR SEDIMENT AND EROSION CONTROL REVIEW ONLY</p>	<p>QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS</p>	<p>PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THE PLANS AND SPECIFICATIONS WERE PREPARED OR APPROVED BY ME, AND I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE MARYLAND LICENSE LAW.</p> <p style="text-align: center;">W.M. Shearon Professional Engineer</p>	<p>DAVIS, MOORE, SHEARON & ASSOCIATES, LLC ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING P.O. BOX 80 CENTREVILLE, MARYLAND 21617 PHONE : 1-443-262-9130 FAX : 1-443-262-9148</p>	<table border="1"> <thead> <tr> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> </tbody> </table>	DATE	REVISION																					<p>BOARD OF APPEALS PRESENTATION PLAN</p> <p>FOR TERZI PROPERTIES EASTERN SHORE, LLC</p> <p>GRASONVILLE</p> <p>TAX MAP - 58A, GRID - 14, PARCEL - 429, 430 FIFTH ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND PREPARED FOR : GRANITE/MARBLES CORP.</p>	<table border="1"> <thead> <tr> <th>DATE</th> <th>SCALE</th> </tr> </thead> <tbody> <tr> <td>JUNE '07</td> <td>1" = 20'</td> </tr> <tr> <td>JOB No. 2006063</td> <td>DRAWN BY W.M./CCJ</td> </tr> <tr> <td>FOLDER Ref. 58-2006063</td> <td>DESIGNED BY WTD, Jr.</td> </tr> <tr> <td>SHEET No. - C-02</td> <td> </td> </tr> <tr> <td>CADD FILE - 06063-C02</td> <td> </td> </tr> </tbody> </table>	DATE	SCALE	JUNE '07	1" = 20'	JOB No. 2006063	DRAWN BY W.M./CCJ	FOLDER Ref. 58-2006063	DESIGNED BY WTD, Jr.	SHEET No. - C-02		CADD FILE - 06063-C02	
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